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BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
OF THE CITY OF NEW YORK

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NOTICE OF MOTION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On June 29, 1978 a Notice of Motion was served on the Board by Ross, Suchoff, Taroff, & Jason, P.C. attorneys for the petitioners, Vakefield Civic Association of South Ozone Park, Inc., Edna Serpico, Ralph Serpico, David J. McKee and Rosemary Borea, seeking a review of the Board's grant of the application on March 21, 1978, based on a decision to reopen in accordance with the order of the Court for the making of findings of fact, under Section 72-21 of the Zoning Resolution of the City of New York, to permit in an R3-2 district, the enlargement in lot area and reconstruction of a warehouse with accessory offices. Calendar Number 519-75-BZ, premises affected, 124-26 South Conduit Avenue a/k/a 150-20 125th Street, southwest corner of South Conduit Avenue, Block 11893, Lots 46, 47 and 48, South Ozone Park, Borough of Queens.

ORDER TO SHOW CAUSE AND PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On July 5, 1978, an Order to Show Cause and Petition was served on the Board by Delukey & Shapiro, P.C. attorneys for the petitioner Equitable Funding Corporation, seeking a review of an Appeal brought to the Board of Estimate by Beckford-Sensida Associates, which reversed the Board of Standards and Appeals grant of the application on April 18, 1978, based on a decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R6 district, the erection of a two-story enlargement to a two family dwelling that creates non-compliance in floor area ratio, open space ratio and encroachment into the required rear yard. Calendar Number 461-77-BZ, premises affected 494 State Street, south side, 120.3 feet west of Third Avenue, Block 179, Lot 22, Borough of Brooklyn.

CONTENTS

Notice of Motion Served on the Board of Standards and Appeals.

Order to Show Cause and Petition Served on the Board of Standards and Appeals.

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, June 27, 1978, Affecting Calendar Numbers—

309-63-A	237-76-BZ	183-78-A
789-76-A	73-77-BZ	197-78-BZ
790-76-A	74-77-A	234-78-BZ
221-77-A	967-77-BZ	278-78-BZ
135-46-BZ	223-78-A	828-77-BZ
800-52-BZ	990-77-BZ	970-77-BZ
289-63-BZ	111-78-BZ	971-77-A
1045-67-BZ—	112-78-A	13-78-BZ
Vol. II	165-78-BZ	25-78-BZ
625-73-BZ	178-78-BZ	174-78-BZ
989-77-BZ	179-78-A	195-78-BZ
181-71-A	180-78-BZ	196-78-A
342-47-BZ	181-78-A	203-78-BZ
77-73-BZ	182-78-BZ	244-78-BZ

Minutes of Regular Meeting, Tuesday Afternoon, June 27, 1978, Affecting Calendar Numbers—

947-77-A	678-77-A	57-78-A
979-77-A	679-77-A	58-78-A
980-77-A	680-77-A	59-78-A
993-77-A	681-77-A	68-78-A
60-78-A	682-77-A	92-78-A
114-78-A	683-77-A	93-78-A
206-78-A	684-77-A	94-78-A
468-77-A	685-77-A	95-78-A
654-77-A	686-77-A	96-78-A
942-77-A	687-77-A	157-78-A
943-77-A	688-77-A	158-78-A
944-77-A	689-77-A	192-78-A
673-77-A	690-77-A	198-78-A
674-77-A	691-77-A	298-78-A
675-77-A	54-78-A	299-78-A
676-77-A	55-78-A	300-78-A
677-77-A	56-78-A	

Correction Affecting Calendar Numbers—

991-77-A, 992-77-A, 9-78-A.

CALENDAR

DOCKET

New Cases filed up to June 27, 1978

Cal. No. *Dept.* *Premises Affected*

439-78-A—B.S.I.—687 Seaver Avenue, north side, 90.00 feet east of Quincy Avenue, Block 3831, Lot 31, Midland Beach, Borough of Staten Island, Alt. #84/78, re- Sec. 36, building not fronting on a legal street, General City Law.

440-78-A—B.S.I.—17 Wrenn Street, east side, 70.80 feet north of Princewood Avenue, Block 6653, Lot 4, Eltingville, Borough of Staten Island, Alt. #89/78, re- Sec. 36, building not fronting on a legal street, General City Law.

441-78-SA—Astro-Slide 11, Models 71, 72, 81 and 82, followed by 36, 42, 48, 60 and 72, followed by a three digit suffix beginning with an 0 or 9 manufactured by Dor-O-Matic Division of Republic Industries Incorporated, Appliance.

442-78-SA—Pem All Watcham System GS-70, (automatic systems for protection, self service stations), manufactured by Pem All Fire Extinguisher Corporation, Appliance.

443-78-A—B.S.I.—205 Noel Street, north side, 254.38 feet west of Holbridge Avenue, Block 6366, Lot 57, Annadale, Borough of Staten Island, N.B. #807/78, re- Sec. 36, building not fronting on a legal street, General City Law; storm water disposal, Local Law #7.

444-78-A—B.S.I.—37 Jansen Street, northeast corner of Harold Avenue, Block 5400, Lot 44, Annadale, Borough of Staten Island, N.B. #793/78, re- Sec. 36, building not fronting on a legal street, General City Law.

445-78-BZ—B.Q.—41-26/41-30 58th Street, west side, 165.9 feet north of 43rd Avenue, Block 1328, Lot 67, Woodside, Borough of Queens, Community Board #2Q, Alt. #176/78, re- Proposed structural alteration, Cont. to Sec. 22-00 and 52-22 Z.R.; bulk requirements for commercial use in residential district.

446-78-A—B.Q.—161-01 Hillside Avenue, north side, 176.13 feet west of 162nd Street, Block 9769, Lot 72, Jamaica, Borough of Queens. Alt. #716/77, re- Proposed use of wooden frame building (Class 11D) as a school, Cont. to table 4-1.

447-78-A—B.S.I.—399 Lake Avenue, east side, 128 feet north of Forest Avenue, Block 1183, Lot 193, Mariner's Harbor, Borough of Staten Island, N.B. #968/78, re- Storm water disposal, Local Law #7.

448-78-A—B.S.I.—31 Delafield Avenue, northwest corner of Randall Avenue, Block 131, Lot 150, Randall Manor, Borough of Staten Island, N.B. #675/78, re- Storm water disposal, Local Law #7.

449-78-A—B.S.I.—39 Delafield Avenue, north side, 100.00 feet west of Randall Avenue, Block 131, Lot 156, Randall Manor, Borough of Staten Island, N.B. #677/78, re- Storm water disposal, Local Law #7.

450-78-A—B.S.I.—43 Delafield Avenue, north side, 140.00 feet west of Randall Avenue, Block 131, Lot 158, Randall Manor, Borough of Staten Island, N.B. #678/78, re- Storm water disposal, Local Law #7.

451-78-A—B.S.I.—47 Delafield Avenue, north side, 163.11 feet east of Hart Boulevard, Block 131, Lot 160, Randall Manor, Borough of Staten Island, N.B. #679/78, re- Storm water disposal, Local Law #7.

452-78-A—B.S.I.—51 Delafield Avenue, north side, 123.11 feet east of Hart Boulevard, Block 131, Lot 162, Randall Manor, Borough of Staten Island, N.B. #680/78, re- Storm water disposal, Local Law #7.

453-78-A—B.S.I.—55 Delafield Avenue, north side, 83.11 feet east of Hart Boulevard, Block 131, Lot 164, Randall Manor, Borough of Staten Island, N.B. #681/78, re- Storm water disposal, Local Law #7.

454-78-A—B.S.I.—59 Delafield Avenue, north side, 43.11 feet east of Hart Boulevard, Block 131, Lot 166, Randall Manor, Borough of Staten Island, N.B. #682/78, re- Storm water disposal, Local Law #7.

455-78-A—B.S.I.—63 Delafield Avenue, northeast corner of Hart Boulevard, Block 131, Lot 133, Randall Manor, Borough of Staten Island, N.B. #683/78, re- Storm water disposal, Local Law #7.

456-78-A—B.S.I.—35 Delafield Avenue, north side, 50.00 feet west of Randall Avenue, Block 131, Lot 154, Randall Manor, Borough of Staten Island, N.B. #676/78, re- Storm water disposal, Local Law #7.

457-78-A—B.S.I.—10 Elwood Place, south side, 100.00 feet west of Randall Avenue, Block 131, Lot 139, Randall Manor, Borough of Staten Island, N.B. #684/78, re- Storm water disposal, Local Law #7.

458-78-A—B.S.I.—14 Elwood Place, south side, 130.00 feet west of Randall Avenue, Block 131, Lot 137, Randall Manor, Borough of Staten Island, N.B. #685/78, re- Storm water disposal, Local Law #7.

459-78-A—B.S.I.—18 Elwood Place, south side, 160.00 feet west of Randall Avenue, Block 131, Lot 135, Randall Manor, Borough of Staten Island, N.B. #686/78, re- Storm water disposal, Local Law #7.

460-78-A—B.S.I.—22 Elwood Place, south side, 201.00 feet west of Randall Avenue, Block 131, Lot 133, Randall Manor, Borough of Staten Island, N.B. #687/78, re- Storm water disposal, Local Law #7.

461-78-A—B.S.I.—26 Elwood Place, south side, 242.00 feet west of Randall Avenue, Block 131, Lot 131, Randall Manor, Borough of Staten Island, N.B. #688/78, re- Storm water disposal, Local Law #7.

462-78-A—B.S.I.—30 Elwood Place, south side, 43.62 feet east of Hart Boulevard, Block 131, Lot 129, Randall Manor, Borough of Staten Island, N.B. #689/78, re- Storm water disposal, Local Law #7.

463-78-A—B.S.I.—34 Elwood Place, southeast corner of Hart Boulevard, Block 131, Lot 127, Randall Manor, Borough of Staten Island, N.B. #690/78, re- Storm water disposal, Local Law #7.

464-78-A—B.S.I.—22 Randall Avenue, southwest corner of Elwood Place, Block 131, Lot 141, Randall Manor, Borough of Staten Island, N.B. #691/78, re- Storm water disposal, Local Law #7.

465-78-A—B.S.I.—26 Randall Avenue, west side, 42.00 feet south of Elwood Place, Block 131, Lot 145, Randall Manor, Borough of Staten Island, N.B. #692/78, re- Storm water disposal, Local Law #7.

466-78-A—B.S.I.—30 Randall Avenue, west side, 82.00 feet

CALENDAR

south of Elwood Place, Block 131, Lot 148, Randall Manor, Borough of Staten Island, N.B. #693/78, re- Storm water disposal, Local Law #7.

467-78-A—B.S.I.—226 Brighton Street, northwest corner of Hylan Boulevard, Block 7892, Lot 53, Tottenville, Borough of Staten Island, N.B. #1411, re- Storm water disposal, Local Law #7.

468-78-A—B.S.I.—221 Chelsea Street, northeast corner of Hylan Boulevard, Block 7892, Lot 57, Tottenville, Borough of Staten Island, N.B. #1412/78, re- Storm water disposal, Local Law #7.

469-78-A—B.S.I.—215 Chelsea Street, east side, 73.00 feet north of Hylan Boulevard, Block 7892, Lot 62, Tottenville, Borough of Staten Island, N.B. #1413/78, re- Storm water disposal, Local Law #7.

470-78-A—B.S.I.—209 Chelsea Street, east side, 137.00 feet north of Hylan Boulevard, Block 7892, Lot 67, Tottenville, Borough of Staten Island, N.B. #1414/78, re- Storm water disposal, Local Law #7.

471-78-A—B.S.I.—203 Chelsea Street, east side, 200.80 feet north of Hylan Boulevard, Block 7892, Lot 71, Tottenville, Borough of Staten Island, N.B. #1415/78, re- Storm water disposal, Local Law #7.

472-78-A—B.S.I.—197 Chelsea Street, east side, 264.60 feet north of Hylan Boulevard, Block 7892, Lot 77, Tottenville, Borough of Staten Island, N.B. #1416/78, re- Storm water disposal, Local Law #7.

473-78-A—B.S.I.—191 Chelsea Street, east side, 328.40 feet north of Hylan Boulevard, Block 7892, Lot 82, Tottenville, Borough of Staten Island, N.B. #1417/77, re- Storm water disposal, Local Law #7.

474-78-A—B.S.I.—183 Chelsea Street, east side, 392.20 feet north of Hylan Boulevard, Block 7892, Lot 87, Tottenville, Borough of Staten Island, N.B. #1418/78, re- Storm water disposal, Local Law #7.

475-78-A—B.S.I.—177 Chelsea Street, east side, 355.20 feet south of Pittsville Avenue, Block 7892, Lot 92 Tottenville, Borough of Staten Island, N.B. #1419/78, re- Storm water disposal, Local Law #7.

476-78-A—B.S.I.—171 Chelsea Street, east side, 291.40 feet south of Pittsville Avenue, Block 7892, Lot 96, Tottenville, Borough of Staten Island, N.B. #1420/78, re- Storm water disposal, Local Law #7.

477-78-A—B.S.I.—165 Chelsea Street, east side, 227.60 feet south of Pittsville Avenue, Block 7892, Lot 99, Tottenville, Borough of Staten Island, N.B. #1421, re- Storm water disposal, Local Law #7.

478-78-A—B.S.I.—159 Chelsea Street, east side, 163.80 feet south of Pittsville Avenue, Block 7892, Lot 102, Tottenville, Borough of Staten Island, N.B. #1422/77, re- Storm water disposal, Local Law #7.

479-78-A—B.S.I.—153 Chelsea Street, east side, 100.00 feet south of Pittsville Avenue, Block 7892, Lot 105, Tottenville, Borough of Staten Island, N.B. #1423/77, re- Storm water disposal, Local Law #7.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

SEPTEMBER 12, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 12, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

527-65-BZ

APPLICANT—M. Martin Elkind for North Union Realty Company, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired October 13, 1975—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-2 district, the maintenance of an open automobile sales lot.

PREMISES AFFECTED—36-30 Union Street, west side, 126.03 feet north of 37th Avenue, Block 4977, Lots 60 and 61, Flushing, Borough of Queens. Community Board #7Q.

80-38-A

APPLICANT—Ernest A. Lemmo, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 8, 1978—appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—147-08 46th Avenue and 46-05 Parsons Boulevard, southeast corner, Block 5452, Lot 3, Flushing, Borough of Queens.

1845-61-BZ

APPLICANT—Frederick A. Ketcher for Gladys Fayne, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires October 9, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7c and Section 21 of the Zoning Resolution, permitting in a local retail and residence use district, the maintenance of non-transient parking lot for more than five vehicles.

PREMISES AFFECTED—950-966 Summit Avenue and 161-169 West 162nd Street, northeast corner, Block 2524, Lots 33, 36, 38 and 39, Borough of the Bronx. Community Board #4BX.

265-77-A

APPLICANT—Cristy Chemical Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—Appeal from a decision of the Fire Commissioner re- packaging of flammable mixture known as "Cristy Drygas (r) Brand Gas Line Anti-Freeze", in 12 ounce round bottle hi-density polyethelene with child proof screw cap, container not in compliance with the Regulations of the Administrative Code of the City of New York, previously granted on condition.

99-52-BZ—Vol. II

APPLICANT—Arthur Levine for Sidney Esikoff and Leon Shankman, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 12, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a local retail use district, portion of a plot located in a residence and local retail use district, the erection and mainte-

CALENDAR

nance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, auto showroom and office; and for the open sale and display of used cars; and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—83-10 Astoria Boulevard, south side, from 83rd to 84th Streets; 24-09 to 24-19 83rd Street and 24-02 to 24-08 84th Street, Block 1095. Lot 16, Jackson Heights, Borough of Queens. Community Board #3Q.

342-47-BZ

APPLICANT—Jobino S. Cora, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 11, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7i and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office.

PREMISES AFFECTED—1085 Intervale Avenue, 864 East 167th Street, southwest corner and 1088 Hall Place, Block 2700, Lot 39, Borough of The Bronx. Community Board #2BX.

340-75-A

APPLICANT—Martyn and Don Weston for Athenium House Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re- lot line windows, height of risers, egress, rear yard and ventilation for proposed multiple dwelling, previously granted on condition.

PREMISES AFFECTED—54 East 11th Street, south side, 180.10 feet east of University Place, Block 562, Lot 11, Borough of Manhattan.

807-52-BZ

APPLICANT—Lama and Vassalotti for Bill Wolf Petroleum Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 14, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in the local retail use portion of a lot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting in the parking and storage of motor vehicles on unbuilt portion of lot.

PREMISES AFFECTED—140-20 Farmers Boulevard and 174-25 to 174-33 142nd Avenue, northwest corner, Block 12592, Lot 315, Hollis, Borough of Queens. Community Board #12Q.

237-76-BZ

APPLICANT—Irving E. Minkin, Acting Commissioner, Department of Buildings.

OWNER OF PREMISES—27-67 122nd Street Realty Corporation.

SUBJECT—Application for consideration—reopening to rescind the resolution of July 13, 1976 and for extension of time to complete—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the enlargement in lot area and floor area of an existing catering and cabaret establishment and the use of the second floor addition as an accessory beauty parlor.

PREMISES AFFECTED—25-67 to 25-71 College Point Causeway, east side, 100 feet north of 26th Avenue, Block 4260, Lots 61 and 62, College Point, Borough of Queens. Community Board #7Q.

ZONING CASES

8-78-BZ

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application January 5, 1978—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C8-3 and R7-2 district, the enlargement in lot area and the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—2418/36 Amsterdam Avenue, west side, Blockfront with west 181st Street, Block 2152, Lot 83, Borough of Manhattan. Community Board #12M.

21-78-BZ

APPLICANT—Sol Niego for First Nat'l Bank of Boston, owner, Waldbaum's Incorporated, lessee.

SUBJECT—Application January 13, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story enlargement to an existing supermarket previously before the Board and reduction in the number of accessory parking spaces.

PREMISES AFFECTED—155-15 Aguilar Avenue, north side, 246.26 feet west of 72nd Avenue, Block 6793, Lot 380, Flushing, Borough of Queens. Community Board #8Q.

110-78-BZ

APPLICANT—Nicholas J. Salvadeo for Egon J. Salmon, owner.

SUBJECT—Application February 22, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the conversion of an existing one story and cellar, one family dwelling into business offices.

PREMISES AFFECTED—1288 Victory Boulevard, southwest corner of Logan Avenue, Block 672, Lot 8, Clove Lake, Borough of Staten Island. Community Board #1S.I.

297-78-BZ

APPLICANT—George P. Colovchenko, P.E., for Samson Management Corporation, owner.

SUBJECT—Application April 24, 1978—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an R5 district, in an existing six story and basement building, the use of a portion of the basement as a beauty parlor.

PREMISES AFFECTED—23-35 Bell Boulevard, east side, 210 feet south of 23rd Avenue, Block 5958, Lot 100, Bayside, Borough of Queens. Community Board #7Q.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 12, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, September 12 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

CALENDAR

191-78-A

APPLICANT—Harry Soled for Cong. Dyar Moshe, Rabbi Ch. Ashkenazi, owner.

SUBJECT—Application March 16, 1978—appeal from a decision of the Borough Superintendent re- proposed use of three (3) story frame building as synagogue.

PREMISES AFFECTED—1073 East 27th Street, east side, 165 feet north of Avenue K, Block 7609, Lot 15, Borough of Brooklyn.

200-78-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application March 21, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use from "Automotive service station" to "Self service gasoline and oil selling station".

PREMISES AFFECTED—776 4th Avenue, northwest corner of 26th Street, Block 654, Lot 34, Borough of Brooklyn.

201-78-A

APPLICANT—Lama and Vassalotti for Morben Properties, Incorporated, owner, Mobil Oil Corporation, long term lessee.

SUBJECT—Application March 21, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to "self service" gasoline and oil selling station.

PREMISES AFFECTED—6001 Church Avenue, northeast corner of Ralph Avenue, Block 4686, Lot 1, Borough of Brooklyn.

207-78-A

APPLICANT—Richard C. Carter for Mr. John Luts, owner.

SUBJECT—Application March 29, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—382 Sharrotts Road, south side, 1638.8 feet east of Arthur Kill Road, Block 7328, Lot 50, Charleston, Borough of Staten Island.

986-77-A

APPLICANT—Redken Laboratories, Incorporated, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Fire Commissioner re- packaging of nail polish remover in 16 ounce, high density, polyethylene container with a cap made of phenolic material with a poly aluminum mylar liner, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 19, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 19, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

48-53-BZ—Vol. I

APPLICANT—Gabriel Nathan Associates for Surf Paper and Housewares, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy from laundry and office to wholesale distribution of paper products and house furnishings and storage.

PREMISES AFFECTED—64-08 Beach Channel Drive, north side, 39 feet west of Beach 64th Street, Block 16038, Lot 70, Arverne, Borough of Queens. Community Board #14Q.

602-71-BZ

APPLICANT—Albert Melniker for Giffords Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-1 and R3-2 district, the reconstruction of a plumbing supply and display establishment with accessory parking and loading in the open area.

PREMISES AFFECTED—35 Giffords Lane, east side, 354.32 feet north of Amboy Road, Block 4624, Lot 20, Great Kills, Borough of Staten Island.

742-72-BZ

APPLICANT—Matthew D. Lippman for Addicts Rehabilitation Center, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 28, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-2 district, the conversion of a five story commercial building to a community facility use with sleeping accommodations.

PREMISES AFFECTED—1881 to 1889 Park Avenue, east side, 12 feet north of 128th Street, Block 1777, Lots 1 and 3, Borough of Manhattan.

788-57-BZ

APPLICANT—Leonard F. Rothkrug for Joykiss Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired May 6, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of 5 gallon storage tanks and two pumps and the parking of employees' cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lot 42 (formerly Lots 32 and 42), Flushing, Borough of Queens. Community Board #7Q.

70-52-BZ—Vol. II

APPLICANT—Stanley H. Klein for Lucy Mines, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 27, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence and retail use district, the extension in use and area of existing parking and storage of motor vehicles.

CALENDAR

PREMISES AFFECTED—88-34 to 88-38 161st Street, west side, 269 feet 2¾ inches north of 89th Avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens. Community Board #12Q.

ZONING CASES

43-78-BZ

APPLICANT—Joseph B. Raia for Thomas Paccione, owner.

SUBJECT—Application January 31, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story enlargement to an existing mixed building to create an additional store that increases the degrees of non-conformity.

PREMISES AFFECTED—30 Giffords Lane, southwest corner of Baltimore Street, Block 5433, Lot 157, Great Kills, Borough of Staten Island. Community Board #3S.I.

72-78-BZ

APPLICANT—E. Lauria for Edward Ramos, owner.

SUBJECT—Application February 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, in an existing two story building, the extension of the first floor restaurant and cabaret that increases the degree of non-conformity.

PREMISES AFFECTED—750 Barclay Avenue, northwest corner of Boardwalk Avenue, Block 6397, Lot 12, Annadale, Borough of Staten Island. Community Board #3S.I.

334-78-BZ

APPLICANT—Paul G. Mauch for Hamax Holding Corporation, owner, Irving Tire Company, Incorporated, lessee.

SUBJECT—Application May 6, 1978—decision of the Borough Superintendent, under Sections 11-413 and 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot previously before the Board, the enlargement in lot area and the change in use of an existing automobile establishment including the installation of automobile parts with hand tools only muffler installation.

PREMISES AFFECTED—233-20 Northern Boulevard, southwest corner of 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens. Community Board #11Q.

353-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, et al. for Madison Company, owner. Marvin B. Tepper, lessee.

SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, the erection of an eight story and penthouse multiple dwelling and community facility structure that exceeds the permitted floor area ratio and has less than the required open space and lot area per room.

PREMISES AFFECTED—243-245 East 50th Street, north side, 141 feet west of Second Avenue, Block 1324, Lot 19, Borough of Manhattan. Community Board #6M.

307-78-BZ

APPLICANT—Stanley H. Klein for Dr. I. Feigenbaum, owner, Dr. Benjamin Schaeffer, Contract-Vendee.

SUBJECT—Application April 26, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the enlargement above the area limitation for a home occupation for an existing doctor's office that creates non-compliance in floor area ratio and open space ratio and accessory parking within the front yard.

PREMISES AFFECTED—189-10 Union Turnpike, 80-04 190th Street, southwest corner of, Block 7267, Lot 6, Hollis, Borough of Queens. Community Board #8Q.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 19, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 19, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

225-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—379 Stafford Avenue, north side, 300 feet east of Delmar Avenue, Block 6304, Lot 64, Huguenot, Borough of Staten Island.

226-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—62 Idaho Avenue, west side, 380.49 feet north of Amboy Road, Block 6993, Lot 215, Pleasant Plains, Borough of Staten Island.

227-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—72 Idaho Avenue, west side, 264.94 feet north of Amboy Road, Block 6993, Lot 220, Pleasant Plains, Borough of Staten Island.

228-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84 Idaho Avenue, west side, 149.96 feet north of Amboy Road, Block 6993, Lot 225, Pleasant Plains, Borough of Staten Island.

CALENDAR

238-78-A

APPLICANT—Richard C. Carter for Mrs. Marie Santora, owner.

SUBJECT—Application April 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—209 Latimer Avenue, north side, 100 feet east of Baron Boulevard, Block 2786, Lot 137, Chelsea, Borough of Staten Island.

240-78-A

APPLICANT—Robert Allen Fuller for The Kingsford Company, owner.

SUBJECT—Application April 3, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Match Light Briquets", consisting of "K-28" (Charcoal impregnated with solvent) with a flash point of 180° F. and "Conoco LPA Solvent" with a flash point of 162° F., in four (4) pound baler bags with no type of airtight replaceable cap or top, packaging not in Compliance with the Regulations of the Administrative Code of the City of New York.

316-78-A

APPLICANT—Robert Allen Fuller for The Kingsford Company, owner.

SUBJECT—Application May 1, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Match Light Briquets", consisting of "K-28" (Charcoal impregnated with solvent) with a flash point of 180° F. and Conoco LPA Solvent, in eight pound (8 lb.) baler bags, with no type of airtight replaceable cap or top, bags not in Compliance with the Regulations of the Administrative Code of the City of New York.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JUNE 27, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 13, 1978, were approved as printed in the Bulletin of June 22, 1978, Volume 63, Number 25.

309-63-A

APPLICANT—Edward S. Connell for Chemical Bank New York Trust Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 28, 1978 —appeal from a decision of the Borough Superintendent re- screen on exterior wall; previously granted on condition.

PREMISES AFFECTED—1934-1936 Broadway, 68 West 65th Street, southeast corner, Block 1117, Lots 61 and 62, Borough of Manhattan. Community Board #7M.

APPEARANCES—
For Applicant: Sal Criscuolo.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on May 28, 1963, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 27, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 28, 1963 as amended through April 2, 1968 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit...; that other than as herein amended the resolution above cited shall be complied within all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of the amended resolution." (Alt. 260-68).

789-76-A

APPLICANT—Leonard F. Rothkrug for Zolmar Realty Corporation and 12th Street Realty Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 12, 1978 —filed pursuant to Section 36(2) of the General City Law re- proposed accessory parking lot to waive the requirements that 12th Street be fully improved as a street; previously granted on condition.

PREMISES AFFECTED—12/40 12th Street and 21/45 13th Street, south side, 420.9 feet west of Second Avenue, Block 1025, Lot 1, Borough of Brooklyn.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 12, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 12, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 1007-76).

790-76-A

APPLICANT—Leonard F. Rothkrug for 12th Street Realty Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 12, 1978—filed pursuant to Section 36(2) of the General City Law re- proposed accessory parking lot to waive the requirements that 13th Street be fully improved as a street; previously granted on condition.

PREMISES AFFECTED—40 13th Street, southeast corner of Hamilton Avenue, Block 1031, Lot 1, Borough of Brooklyn.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—application reopened and time extended to complete the work.

THE VOTE:
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 7, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 12, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 1386-76)

221-77-A

APPLICANT—Lama and Vassalotti for Utopia Associates, owner; Mobil Oil Corporation, long term lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—Appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to self service gasoline station; previously granted on condition.

PREMISES AFFECTED—181-08 Horace Harding Expressway, southeast corner of Utopia Parkway, Block 7070, Lot 2, Flushing, Borough of Queens.

APPEARANCES—
For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on December 20, 1977, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 20, 1977 by adding thereto:

"that the gasoline pumps shall conform to revised drawing of proposed conditions marked "Received April 25, 1978'—one sheet; *on condition* that the existing brick wall shall be eight (8) feet high, and that the applicant indicate to the Board in writing that an approved suppression system will be used; on further condition that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 325-77)

135-46-BZ

APPLICANT—Herman Kron for 3802 Avenue U Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 7c of the Zoning Resolution, permitting in a business use district, the erection of a building on present existing gasoline service station (vacant) and proposed parking for more than five motor vehicles, minor repairs, brake testing and wheel alignment.

PREMISES AFFECTED—3802-3824 Avenue U and 2201-2211 East 38th Street, southeast corner, Block 8555, Lot 37, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—
For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 16, 1946, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 16, 1946 as amended through July 19, 1977 by adding thereto:

"to rearrange the gasoline pumps and constructing a steel canopy over the gasoline pumps, substantially as shown on revised drawings of proposed conditions marked 'Received May 12, 1978'—two sheets; and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 88-78)

800-52-BZ

APPLICANT—Atkin and Gibson for Bruce Realty Company of New York, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7c of the Zoning Resolution, permitting in a retail and business use district, the addition of the selling and changing of oil to existing department store.

PREMISES AFFECTED—400 East Fordham Road, south side, from Webster Avenue to Park Avenue, 2506-2526 Webster Avenue and 4753-4791 Park Avenue, Block 3033, Lot 12, Borough of The Bronx. Community Board #6BX.

APPEARANCES—
For Applicant: Thomas Gibson.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 27, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on February 10, 1953 as amended through July 2, 1968 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 566-52)

289-63-BZ

APPLICANT—Max Siegel Associates for Lerner Lex Operating Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 2, 1978—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C6-4 and R7-2 district, the use of transient parking for the unused and surplus tenants spaces in an existing multiple dwelling accessory garage.

PREMISES AFFECTED—150 East 61st Street, 775 Lexington Avenue, southeast corner, Block 1395, Lot 50, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: John M. Hronec.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Caroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 2, 1963, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 27, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 2, 1963 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of fifteen years from the date of this amended resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 280-63)

1045-67-BZ—Vol. II

APPLICANT—McGee and Morsellino for Bond Motors. Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 12, 1978

—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R2 district, the construction and maintenance of an accessory parking for an adjoining commercial establishment.

PREMISES AFFECTED—160-11 92nd Street, southeast corner of 160th Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens. Community Board #10Q.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Caroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 12, 1973, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 27, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 12, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . .; on condition that bumpers be installed in compliance with the rules and regulations of the Department of Buildings, and that the parking lot area shall be cleaned and maintained; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1170-67)

625-73-BZ

APPLICANT—Albert Melniker for Herbert Smith, Jr., and Gerald F. Smith, owners.

SUBJECT—Application for consideration—reopening for extension of time to obtain a Certificate of Occupancy which expired March 15, 1978—decision of the Borough Superintendent; previously granted on condition under Section 11-413 of the Zoning Resolution, permitting in a C4-2 district, the change in use of an existing one story building previously before the Board from a public garage to a furniture warehouse.

PREMISES AFFECTED—95 Montgomery Avenue, east side, 470 feet north of Victory Boulevard, Block 16, Lot 25, Tomkinsville, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to obtain a Certificate of Occupancy.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 7, 1974, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain Certificate of Occupancy.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 7, 1974 as amended through March 15, 1977 only as to the time to obtain a Certificate of Occupancy, so that as amended this portion of the resolution shall read:

"that a Certificate of Occupancy shall be obtained within three months from the date of this amended resolution." (Alt. 263-72)

989-77-BZ

APPLICANT—Leo D. Fakler and Heywood Blaufeux for Joseph Cetra and Angelo Ianacci, owners.

SUBJECT—Application for consideration—to withdraw the application of December 23, 1977.

PREMISES AFFECTED—68-72 North Henry Street, east side, 50 feet south of Engert Avenue, Block 2729, Lot 20, Borough of Brooklyn.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

181-71-A

APPLICANT—Walter T. Gorman for New York News, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- storage of 4,000 gallon tanks contrary to the Administrative Code; previously granted on condition.

PREMISES AFFECTED—1 to 50 55th Avenue, southwest corner of 2nd Street, Blocks 1 and 11, Lot 1 and 1, Long Island City, Borough of Queens.

APPEARANCES—
For Applicant: Walter T. Gorman and John A. Ronan.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

342-47-BZ

APPLICANT—Jobino S. Cora, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 11, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7i and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office.

PREMISES AFFECTED—1085 Intervale Avenue, 864 East 167th Street, southwest corner and 1088 Hall Place, Block 2700, Lot 39, Borough of The Bronx. Community Board #2BX.

APPEARANCES—
For Applicant: Jobino S. Cora.

ACTION OF BOARD—Laid over to September 12, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

77-73-BZ

APPLICANT—Leonard F. Rothkrug for 8301 Flatlands Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the erection of a one story building for use as retail stores with accessory parking in the open area.

MINUTES

PREMISES AFFECTED—8301-8309 Flatlands Avenue, 763-775 East 83rd Street, northeast corner, Block 8004, Lots 7 and 9, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: Morris Silver, Bernard Catcher, Sheila Silver, Larraine Weisburd, Carl Kruger and others.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

237-76-BZ

APPLICANT—Irving E. Minkin, Acting Commissioner, Department of Buildings.

OWNER OF PREMISES—27-67 122nd Street Realty Corporation.

SUBJECT—Application for consideration—reopening to rescind the resolution of July 13, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the enlargement in lot area and floor area of an existing catering and cabaret establishment and the use of the second floor addition as an accessory beauty parlor.

PREMISES AFFECTED—25-67 to 25-71 College Point Causeway, east side, 100 feet north of 26th Avenue, Block 4260, Lots 61 and 62, College Point, Borough of Queens. Community Board #7Q.

APPEARANCES—
For Applicant: Philip Goldstein, Freeda Russo and John G. Lopresto.
For Opposition: Raymond Casey, Albert J. Marlo and John Zeffiro.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., Special Order Calendar, for continued hearing, additional information.

73-77-BZ

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of the second through twelfth floors from lofts into joint living/working quarters.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan. Community Board #5M.

APPEARANCES—
For Applicant: Paul Gugliotta.
For Opposition: None.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for continued hearing at the request of the applicant.

74-77-A

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan.

APPEARANCES—
For Applicant: Paul Gugliotta.
For Opposition: None.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for continued hearing at the request of the applicant.

967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amendment to a new building application that creates non-compliance in lot area per room.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Sheldon Lobel, Elliot Vilkas, R.A. and Shirley Hamilton.
For Opposition: John C. Klotz.
For Administration: Priscilla Ross, C.P.C.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for hearing at the request of the applicant.

223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street and Second Avenue, Block 1546, Lot 1, and 50, Borough of Manhattan.

APPEARANCES—
For Applicant: Sheldon Lobel, Elliot Vilkas, R.A., and Shirley Hamilton.
For Opposition: John C. Klotz.
For Administration: Priscilla Ross, C.P.C.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for hearing at the request of the applicant.

990-77-BZ

APPLICANT—Solomon Sheer for 260 West Broadway Associates, owners.

SUBJECT—Application December 27, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eleven story building, the conversion of the third through eleventh floors from commercial uses into loft dwelling and joint living-working quarters.

PREMISES AFFECTED—260 West Broadway, northwest corner of Beach Street, Block 212, Lot 56, Borough of Manhattan. Community Board #1M.

APPEARANCES—
For Applicant: Samuel H. Lindenbaum and Solomon Sheer.
For Opposition: None.
For Administration: Suzanne O'Keefe and Priscilla Ross, C.P.C.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for deferred decision; hearing previously closed.

111-78-BZ

APPLICANT—Greco and Faraldo for Architects Design Group for Lofts for Living, owners.

SUBJECT—Application February 22, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 (5) of the New York City Charter, to permit in a M1-5 district, the conversion of an existing six story building from manufacturing use into a multiple dwelling.

MINUTES

PREMISES AFFECTED—127-133 West 17th Street, north side, 321.8 feet west of Avenue of the Americas, Block 793, Lot 20, Borough of Manhattan. Community Board #4M.

APPEARANCES—
For Applicant: Rudolph E. Greco, Jr. and Seymour Churgin.
For Opposition: None.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for continued hearing; additional information.

112-78-A

APPLICANT—Greco and Faraldo for Architects Design Group for Lofts for Livings, owners.

SUBJECT—Application February 22, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law: Distance between windows and lot lines.

PREMISES AFFECTED—127-133 West 17th Street, north side, 321.8 feet west of Avenue of the Americas, Block 793, Lot 20, Borough of Manhattan.

APPEARANCES—
For Applicant: Rudolph E. Greco, Jr. and Seymour Churgin.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for continued hearing; additional information.

165-78-BZ

APPLICANT—Sheldon Lobel for No-Doe Corporation, owner.

SUBJECT—Application March 1, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-5 district the erection of a one story enlargement to an automobile supply and parts establishment that increases the degree of non-conformity.

PREMISES AFFECTED—22-23 and 22-25 Steinway Street, east side, 200 feet south of Ditmars Boulevard, Block 795, Lots 21 and 24, Astoria, Borough of Queens. Community Board. #1Q.

APPEARANCES—
For Applicant: Sheldon Lobel, Frank Festa and William Hayes.
For Opposition: John G. Lopresto, Giuseppe Cecere, Michael Hartofilis, DiRubba Giovanna and Rosy Charalambous.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for continued hearing; additional information to be submitted.

178-78-BZ

APPLICANT—Louis Lieberman for Mohar Construction Corp., owner.

SUBJECT—Application March 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required front yard and has less than required accessory parking.

PREMISES AFFECTED—1465 59th Street, north side, 155 feet west of 15th Avenue, Block 5706, Lot 51, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—
For Applicant: Louis Lieberman.
For Opposition: Isador Roseman.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for decision, hearing closed.

179-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—appeal from a decision of the Borough Superintendent re- Provision of wheelchair ramp.

PREMISES AFFECTED—1465 59th Street, north side, 155 feet west of 15th Avenue, Block 5706, Lot 51, Borough of Brooklyn.

APPEARANCES—
For Applicant: Louis Lieberman.
For Opposition: Isador Roseman.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for decision, hearing closed.

180-78-BZ

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required front yard and has less than the required accessory parking.

PREMISES AFFECTED—1467 59th Street, north side, 133 feet west of 15th Avenue, Block 5706, Lot 50, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—
For Applicant: Louis Lieberman.
For Opposition: Isador Roseman.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for decision, hearing closed.

181-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—appeal from a decision of the Borough Superintendent re- Provision of wheelchair ramp.

PREMISES AFFECTED—1471 59th Street, north side, 100 feet west of 15th Avenue, Block 5706, Lot 49, Borough of Brooklyn.

APPEARANCES—
For Applicant: Louis Lieberman.
For Opposition: Isador Roseman.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for decision, hearing closed.

182-78-BZ

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front yard.

PREMISES AFFECTED—1471 59th Street, north side, 100 feet west of 15th Avenue, Block 5706, Lot 49, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—
For Applicant: Louis Lieberman.
For Opposition: Isador Roseman.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for decision, hearing closed.

MINUTES

183-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—appeal from a decision of the Borough Superintendent re- provision of entrance accessible to individuals in wheelchairs.

PREMISES AFFECTED—1467 59th Street, north side, 133 feet west of 15th Avenue, Block 5706, Lot 50, Borough of Brooklyn.

APPEARANCES—
For Applicant: Louis Lieberman.
For Opposition: Isador Roseman.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for decision, hearing closed.

197-78-BZ

APPLICANT—Stephen B. Jacobs for Jeffrey Gural, owner.

SUBJECT—Application March 21, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the conversion of a warehouse into a multiple dwelling with a store on the cellar level.

PREMISES AFFECTED—131-33 Perry Street, north side, 117 feet west of Greenwich Street, Block 633, Lot 28, Borough of Manhattan. Community Board #2M.

APPEARANCES—
For Applicant: Stephen B. Jacobs, Jeffrey Gural, Doris Diether, C.B.#2 and Frank Lugano.
For Opposition: None.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for decision, hearing closed.

234-78-BZ

APPLICANT—Dominick Salvati and Son for Laudberg Company, owner; Gatsby's, lessee.

SUBJECT—Application April 7, 1978—decision of the Borough Superintendent, under Section 73-241 of the Zoning Resolution, to permit in a C2-2 district, in an existing one story structure occupied with retail stores, the addition to the use of the restaurant portion to include cabaret.

PREMISES AFFECTED—3737 Nostrand Avenue, east side, 160 feet south of Avenue X, Block 7422, Lots 61 and 66, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—
For Applicant: Harriet Jacobs and Danny Bensusan.
For Opposition: Barry A. Cohen and Irving Cohen.

ACTION OF BOARD—Laid over to June 11, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

278-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman, Colin, et al for Madison 360 Company, Long-Term Lessee.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 and Section 666 of the New York City Charter, to permit in a C5-3 district, the erection of three additional stories on an existing eleven story commercial structure that creates non-compliance in floor area ratio and penetration of the sky exposure plane.

PREMISES AFFECTED—360 Madison Avenue and 19-27 East 45th Street, northwest corner, Block 1281, Lot 17, Borough of Manhattan. Community Board #5M.

APPEARANCES—
For Applicant: Samuel H. Lindenbaum, Howard A. Zipser, Harold Liebman and Richard Kalikow.
For Opposition: Jerome J. Barg, Hal K. Negbaur, S. G. Schimenti and J. Donald Kennedy.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

828-77-BZ

APPLICANT—Sheldon Lobel for MTM Printing Company, Incorporated, owner.

SUBJECT—Application November 9, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R4 district, the erection of a one story enlargement to an existing printing establishment that increases the degree of non-conformity.

PREMISES AFFECTED—23-21 College Point Boulevard, east side, 181.62 feet south of 23rd Avenue, Block 4226, Lot 17, College Point, Borough of Queens. Community Board #7Q.

APPEARANCES—
For Applicant: Sheldon Lobel.
For Opposition: Marie V. Kammiz.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 14, 1978, after due notice by publication in the Bulletin; laid over to March 21, 1978; then to April 25, 1978; then to May 9, 1978; then to May 31, 1978; then to June 13, 1978; then to June 27, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated October 13, 1977, acting on Alt. Applic. #738/1977, reads:

"1. Proposed enlargement of a building containing a non conforming use in an R4 Residence District is contrary to Sect. 52-41 and 52-22 of the Amended Zoning Resolution.

2. As there are no regulations governing bulk, including floor area, open space and yards, for a building containing a non conforming use in a Residence District, the matter is referred to the Board of Standards and Appeals for its determination."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, consisting of Philip P. Agusta, R.A. and Stanley M. Wolf, R.A.; and

WHEREAS, the Office of Economic Development, the College Point Board of Trade and Community Board Number 7 support this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a one-story enlargement to an existing printing establishment that increases the degree of nonconformity *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received November 9, 1977", one sheet, "May 5, 1978", 3 sheets, and "June 22, 1978", one sheet; and *on further condi-*

tion that loading and unloading within the building shall not extend across the sidewalk; that the exterior walls to be finished with a stucco coat; that there shall be no uses within the rear yard; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

970-77-BZ

APPLICANT—Frank A. Vaccaro for Holly Hill Recreation Center, owner.

SUBJECT—Application December 16, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-1 and R3-2 district, the enlargement in area of an existing swimming pool, sports, garden and trailer establishment and the addition to the uses to include trailer repairs and the reduction in the accessory parking area.

PREMISES AFFECTED—1430 Richmond Avenue, northwest corner of Lander Avenue, Block 1594, Lot 10, Bulls Head, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—
For Applicant: Frank A. Vaccaro.
For Opposition: None

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 23, 1978, after due notice by publication in the Bulletin; laid over to June 13, 1978; then to June 27, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1977, acting on Alt. Applic. #230/1977, reads:

"1. The proposed increase of use for trailer sales (Use Group 16) and addition of trailer repairs (Use Group 16) which are not uses permitted as of right when located in a C2-1 zoning district is contrary to Section 32-25 of the Zoning Resolution.

2. The proposed accessory commercial attendant off street parking for 12 cars, located partially in R3-2 Zone, is contrary to Section 22-10 Z.R.

3. Required parking for proposed accessory storage area is not provided and is contrary to Section 36-20 Z.R.

4. The proposed revisions and additions on existing trailer and recreational equipment sales and nursery establishment is contrary to B.S.A. resolution granted under Calendar Number BSA 341-70-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, consisting of Harry M. Carroll, P.E. and John J. Walsh, P.E.; and

WHEREAS, Community Board Number 2 approves this application on certain conditions; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C2-1 and R3-2 district, the enlargement in area of an existing swimming pool, sports, garden and trailer establishment and the addition to the uses to include trailer repairs and the reduction in the accessory parking area *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received December 16, 1977", 3 sheets, and "June 9, 1978", 3 sheets; and *on further condition* that this variance shall be limited to a term of 10 years; that the hours of operation be restricted from 9:00 A.M. to 9:00 P.M., Monday thru Friday, and 9:00 A.M. to 5:00 P.M. Saturday and Sunday; that repairs be limited to trailer repairs only; that attendant parking be provided for 32 cars; that the open area along the west lot lines comply with Calendar Number 341-70-BZ; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

971-77-A

APPLICANT—Frank A. Vaccaro for Holly Hill Recreation Center, owner.

SUBJECT—Application December 16, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1430 Richmond Avenue, northwest corner of Lander Avenue, Block 1594, Lot 10, Bulls Head, Borough of Staten Island.

APPEARANCES—
For Applicant: Frank A. Vaccaro.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1977, on Alt. Applic. #230/77, reads:

"5. The proposed use of drywells for 100% disposal of storm water for enlargement and accessory parking area, when no public storm sewers into which discharge is feasible are located within five hundred feet of the property, is contrary to Section P110.2(c), RS-16 of the Administrative Code of the City of New York."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 18, 1977, acting on Alt. Applic. #230/77, Objection No. 5, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 970-77-BZ; that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof and paved areas, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel Opinion 108,539, dated September 9, 1977); and that all laws, rules and regulations shall be complied with.

13-78-BZ

APPLICANT—M. Martin Elkind for Bernard Huttner, owner.

MINUTES

SUBJECT—Application January 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-4 district the erection of a one story enlargement to plumbing supply establishment with accessory storage of supplies.

PREMISES AFFECTED—144-20/22 Liberty Avenue, south side, 75.07 feet west of Inwood Street, Block 10043, Lots 6 and 9, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—
For Applicant: M. Martin Elkind.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 13, 1978, after due notice by publication in the Bulletin; laid over to June 27, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated December 28, 1977, acting on Alt. Applic. #1160/1977, reads:

"1. Proposed enlargement of a Retail Storage for new and used plumbing supplies, loading and unloading in an R4 Zoning District is contrary to 22-00, 52-22 and 54-31 of the Zoning Resolution.

2. Since there are no bulk requirements for a non-conforming use in a Residence District, the matter is referred to the Board of Standards and Appeals for its determination."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Philip P. Agusta, R.A., Harry M. Carroll, P.E. and Stanley Wolf, R.A.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R-4 district, the erection of a one-story enlargement to a plumbing supply establishment with accessory storage of supplies *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 10, 1978", 6 sheets; and *on further condition* that this variance shall be limited to a term of 10 years; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

25-78-BZ

APPLICANT—Alfonso S. D'Elia for Drs. Kastenbaum and Berger, owners.

SUBJECT—Application January 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-5 district the erection of a one story enlargement to a community facility structure that encroaches on the required front and side yards.

PREMISES AFFECTED—551 Crescent Street, southeast corner of Belmont Avenue, Block 4252, Lot 20, Borough of Brooklyn. Community Board #5BK.

APPEARANCES—
For Applicant: Alfonso S. D'Elia.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 13, 1978, after due notice by publication in the Bulletin; laid over to June 27, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated January 3, 1978, acting on Alt. Applic. #0696/1977, reads:

"1. The proposed masonry extension to an existing one story Class IV Medical Office within a R-5 district has no minimum 10'-0" front yard and therefore is contrary to Section 23-34 of the Zoning Resolution.

2. The proposed extension is also contrary to Section 24-35 of the Zoning Resolution in that the minimum required width of two 8'-0" side yards are not indicated."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, consisting of Philip P. Agusta, R.A., and Harry M. Carroll, P.E.; and

WHEREAS, Community Board #5 has no objection to this application; and

WHEREAS, the proposed setback conforms to yards within the area; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R-5 district, the erection of a one-story enlargement to a community facility structure that encroaches on the required front and side yards *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 18, 1978", 9 sheets, and "June 22, 1978", one sheet; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

174-78-BZ

APPLICANT—Lama and Vassalotti for Robert and Michael Leider, owners, Amoco Oil Company, long term lessee.

SUBJECT—Application March 7, 1978—decision of the Borough Superintendent, under Sections 11-413 and 73-211 of the Zoning Resolution, to permit in a C2-3 district, the reconstruction of an automotive service station previously before the Board.

PREMISES AFFECTED—2510/2526 65th Street, 369/381 Avenue P, northwest corner of, and 1587/1599 Dahill Road, Block 6607, Lot 82, Borough of Brooklyn. Community Board #12BK.

MINUTES

APPEARANCES—
For Applicant: James E. Vassalotti.
For Opposition: None.
RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on June 20, 1978, after due notice by publication in the Bulletin; laid over to June 27, 1978; and
WHEREAS, the decision of the Borough Superintendent, dated February 21, 1978, acting on N.B. Applic. #34/1978, reads:
"1. The proposed demolition and reconstruction of an existing Gasoline Service Station and accessory uses to—Gasoline and Oil Selling Station, Office and Storage room (no repairs of any kind) with accessory parking of not more than nine (9) cars in open area, on a lot located in a C2-3 district mapped within an R6 district is contrary to Sect. 32-25 of the Zoning Resolution and also contrary to previous Board of Standards and Appeals variance under Cal. #69-51-BZ."
and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board, consisting of Philip P. Agusta, R.A. and Harry M. Carroll, P.E.; and
WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 73-211 and 11-413 of the Zoning Resolution.
Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit under* Sections 73-211 and 11-413 of the Zoning Resolution, to permit in a C2-3 district, the reconstruction of an automotive service station previously before the Board *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received March 7, 1978", 4 sheets; and *on further condition* that there shall be no repairs or services provided; that the accessory parking shall not extend beyond the building line; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

195-78-BZ

APPLICANT—Leonard F. Rothkrug for Kenmore Holding Corporation, owner.
SUBJECT—Application March 20, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district in an existing thirteen story factory structure the conversion of the seventh through thirteenth floors into a multiple dwelling.
PREMISES AFFECTED—344/48 West 38th Street, south side, 150 feet east of 9th Avenue, Block 761, Lot 59, Borough of Manhattan. Community Board #4M.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: None.
RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on June 13, 1978, after due notice by publication in the Bulletin; laid over to June 27, 1978; and
WHEREAS, the decision of the Borough Superintendent, dated February 27, 1978, acting on Alt. Applic. #54/1978, reads:
"C1. Proposed change of use from manufacturing (U.G. 17) to Class A apartments (U.G. 2) in an M1-5 District is contrary to Section 42-00 of the Zoning Resolution.
Note: There are no bulk, parking or loading requirements for residences in a M1-5 district."
and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of John B. Cincotta and Stanley M. Wolf, R. A.;
and
WHEREAS, the Mayor's Midtown Action Office supports this application;
and
WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.
Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, and limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing 13-story factory structure, the conversion of the seventh through thirteenth floors into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 20, 1978", 8 sheets, and "June 6, 1978", one sheet; and *on further condition* that a smoke detection device be installed in each apartment in accordance with Article 7B of the Multiple Dwelling Law; that there shall be no living or sleeping in the cellar; that all interior partitions to remain unchanged with three apartments on the seventh and eighth floors; that the seventh floor shall be the lowest level to be occupied as apartments; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

196-78-A

APPLICANT—Leonard F. Rothkrug for Kenmore Holding Corporation, owner.
SUBJECT—Application March 20, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law (rear yard).
PREMISES AFFECTED—344/48 West 38th Street, south side, 150 feet east of Ninth Avenue, Block 761, Lot 59, Borough of Manhattan.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated February 27, 1978, on Alt. Applic. #54/78, reads:
"C2—Rear yard less than 30 ft. in depth is contrary to Sect. 26 (5b) of the Multiple Dwelling Law."
and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 27, 1978, acting on Alt. Applic. #54/78, Objection No. C2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 195-78-BZ; and that all other laws, rules and regulations be complied with.

203-78-BZ

APPLICANT—A. H. Salkowitz and C. Heimberger for 247 West 35th Street Realty Corporation, owner.

SUBJECT—Application March 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C4-2 district, on a plot with a two story commercial building previously before the Board, the enlargement in area of the first floor that creates non-compliance in the parking requirements.

PREMISES AFFECTED—92-36 Merrick Boulevard (aka 92-35 165th Street), west side, 110.42 feet north of Archer Avenue, Block 10155, Lot 24, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—
For Applicant: C. Heimberger.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 20, 1978, after due notice by publication in the Bulletin; laid over to June 27, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated March 17, 1978, acting on Alt. Applic. #1056/1976, reads:

"1. The elimination of the required and reduced number of parking spaces as approved by the B.S.A. under Cal. #327-64-BZ is contrary to such approval.

2. Provide additional off-street parking spaces for the proposed enlargement in accordance with the provisions of Sec. 36-21 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, consisting of Philip P. Agusta, R.A. and Harry M. Carroll, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C4-2 district, on a plot with a two-story commercial building previously before the Board, the enlargement in area of the first floor that creates noncompliance in the parking requirements *on condition* that all work shall substantially conform to drawing as they apply to the objection, above noted, filed with this application, marked "Received March 23, 1978", 8 sheets, and "June 16, 1978", 2 sheets; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

244-78-BZ

APPLICANT—Leonard F. Rothkrug for McAlphin Apartments Company, owner.

SUBJECT—Application April 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-6 and C5-2 district, the conversion of the third floor through twenty-sixth floors of an existing hotel into a multiple dwelling that creates non-compliance in lot area per room.

PREMISES AFFECTED—1282/1300 Broadway (53 West 33rd Street) (46/60 West 34th Street), southwest corner of West 34th Street, Block 835, Lot 1, Borough of Manhattan. Community Board #5M.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

Adjourned: 4.05 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 27, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

947-77-A

APPLICANT—Alphonse J. Calvanico for Jack Erlichman, owner.

SUBJECT—Application December 13, 1977—filed pursuant to Section 36, General City Law re- building not fronting on a legal street.

PREMISES AFFECTED—44 Colon Street, west side, 84.35 feet north of Billiou Street, Block 6569, Lot 52, Huguenot, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 29, 1977, on N.B. Applic. #1256/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, November 29, 1977, acting on N.B. Applic. #1256/77, Objection No. 1 A and B be and it hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "December 13, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

979-77-A

APPLICANT—Alphonse J. Calvanico for Adolph Luwisch, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—491 Barclay Avenue, east side, 60.11 feet west of Shirley Avenue, Block 6370, Lot 4, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 1, 1977, on N.B. Applic. #1338/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated December 1, 1977, acting on N.B. Applic. #1338/77, Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts. (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977) *on further condition* that the building shall substantially conform to drawings, marked received "December 20, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

980-77-A

APPLICANT—Alphonse J. Calvanico for Adolph Luwisch, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—497 Barclay Avenue, east side, 0.00 feet north of Shirley Avenue, Block 6370, Lot 1, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 1, 1977, on N.B. Applic #1337/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated December 1, 1977, acting on N.B. Applic. #1337/77, Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts. (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977) *on further condition* that the building shall substantially conform to drawings, marked received "December 20, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

993-77-A

APPLICANT—Frank's Fuel, Incorporated, owner.

SUBJECT—Application December 27, 1977—appeal from a decision of the Fire Commissioner re- proposed use of oversized tank trucks bearing serial numbers 906234, 923160 and 921917. 71305 for transporting #4 and #5 fuel oil in New York City.

MINUTES

APPEARANCES—
For Applicant: Vincent R. Rippa.
For Administration: Lt. R. J. Ellis, Fire Dept.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the letter of the Fire Commissioner, dated November 28, 1977, reads:

"Your request for use of the vehicles with serial numbers 923160, 921917 and 906234 are denied for the following reasons:

1. The capacity of the tanks on the vehicles exceed the lawful limits as per Section 4 of the 'Specifications of the Fire Department' (as amended) relating to tank trucks transporting fuel oil.

2. The tanks are constructed of aluminum which does not conform to Section 5-3 of the 'Specifications of the Fire Department' relating to tank trucks transporting fuel oil.

and

WHEREAS, the drawings were inspected by a committee of the Board which recommended that the appeal for two of the tank trucks be granted under certain conditions.

Resolved, that the order and decision of the Fire Commissioner, dated November 28, 1977, be and it hereby is *modified* and the appeal be and it hereby is *granted* for a term of 5 years, *on condition* that the specifications of the ICC be complied with, on condition that the 2 vehicles, serial numbers: 923160, and 906234 carry the serial number cited in this resolution and the seal of approval of the ICC and that they traverse the City of New York only along routes approved by the Fire Commissioner, that when in operation in the City of New York the vehicle with serial number 923160 have painted on each side of the vehicle in lettering 4 inches high in a contrasting color the words "Filling this truck to more than 8000 gallons is illegal and contrary to the New York City Board of Standards and Appeals Cal. No. 993-77-A", and on further condition that the vehicles conform to 2 drawings filed December 27, 1977—1 sheet and June 26, 1978—1 sheet and *on further condition* that in all other respects all applicable laws, rules, and regulations shall be complied with.

The appeal as it applies to the vehicle with serial number 921917 is denied and said vehicle is not to be operated within New York City limits.

60-78-A

APPLICANT—Mok and Somber for Nofelco Realty Corporation, owner.
SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water. (Local Law #7).
PREMISES AFFECTED—14-60 College Point Boulevard, northwest corner of 15th Avenue, Block 4077, Lot 30, College Point, Borough of Queens.
APPEARANCES—
For Applicant: Paul Mok.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated January 11, 1978, on N.B. Applic. #303/77, reads:

"1. The proposed 100% on-site disposal of storm water is contrary to Sec. P110.2(c)(5) of Local Law 7-1974."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 11, 1978, action on N.B. Applic. #303/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells be maintained in a properly operating manner; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "February 3, 1978", 3 sheets, and "May 12, 1978", 1 sheet; and that all laws, rules and regulations shall be complied with.

114-78-A

APPLICANT—Panef Manufacturing Company, Incorporated, owner.
SUBJECT—Application February 23, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Multi-Purpose Spray", in eight (8) ounce plastic bottle with plastic pump spray and overcap, container not in compliance with the Regulations of the Administrative Code of the City of New York.
APPEARANCES—
For Applicant: None.
For Administration: Lt. P. J. Ellis, Fire Dept.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Fire Commissioner, dated January 27, 1978, on Folder #122-3349, reads:

"We regret to inform you that your application to register your product "Multi-Purpose Spray" a Combustible Mixture with a flash point of 156° F. (TOC) in containers as follows: 8 oz. plastic bottle with Plastic Pump Spray and Overcap is *disapproved.* Such containers are not in compliance with our regulations to wit: Sec. C19.62.0b of the New York City Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be *granted under certain conditions.*

Resolved, that the decision of the Fire Commissioner dated January 27, 1978 Acting on Folder number 122-3349 be and it hereby is modified and that the appeal be it and hereby is *granted on condition* that the container comply with drawing filed "February 23, 1978", 1 sheet, that the modification shall apply to "Multi-Purpose Spray in 8 ounce container only; and *on further condition* that the label on the con-

tainer be in such style and wording as is satisfactory to the Fire Commissioner; and that in all other respects all laws, rules and regulations applicable shall be complied with.

206-78-A

APPLICANT—Donald Rowe for Luciano Pozza, owner.

SUBJECT—Application March 29, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—88 Covengry Road, south side, 114.64 feet west of Westentry Road, Block 891, Lot 22, Todt Hill, Borough of Staten Island.

APPEARANCES—
For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 24, 1978, on Alt. Applic. #19/78, reads:

"2. The street giving access to the proposed building alteration is not on the official map of the City of New York, therefore:

(a) no C. of O. can be issued as per Art. 3, Section 36 of the General City Law; and

(b) proposed construction does not have at least 8% of the total perimeter of building fronting directly upon a legally mapped street or frontage space and therefore is contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, March 24, 1978, acting on Alt. Applic. #19/78, Objection No. 2 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "March 29, 1978", 4 sheets and "May 15, 1978", 1 sheet; and that all laws, rules and regulations shall be complied with.

468-77-A

APPLICANT—Jeremiah T. Walsh, Commissioner of Buildings.

OWNER OF PREMISES—William Schmid.

SUBJECT—Application July 7, 1977 — for Modification of Certificate of Occupancy #4467 re- access to fire escapes, and stairway enclosure.

PREMISES AFFECTED—25-29 William Street and 38-42 Exchange Place, southwest corner, Block 25, Lot 27, Borough of Manhattan.

APPEARANCES—
For Applicant: Irving Polsky, P.E.
For Owner: Amy Edektan.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

654-77-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application October 7, 1977—appeal from a decision of the Borough Superintendent re- proposed change of use from automative service station to self service gasoline service station.

PREMISES AFFECTED—1527 Bedford Avenue and 656 to 668 Lincoln Place, southeast corner, Block 1260, Lot 5, Borough of Brooklyn.

APPEARANCES—
For Applicant: James E. Vassalotti.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for deferred decision; hearing previously closed.

942-77-A

APPLICANT—McGee and Morsellino for Albion 55 Company, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—77-33 Queens Boulevard, northwest corner of Albion Avenue, Block 1536, Lot 101, Elmhurst, Borough of Queens.

APPEARANCES—
For Applicant: Joseph P. Morsellino, S. P. Russo and D. DeBenedictis.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for deferred decision; hearing previously closed.

943-77-A

APPLICANT—McGee and Morsellino for Anthony Heiss, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self-service gasoline station.

PREMISES AFFECTED—130 Bruckner Boulevard, south side, 75 feet east of Brook Avenue, Block 2260, Lot 4, Borough of The Bronx.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for deferred decision; hearing previously closed.

944-77-A

APPLICANT—McGee and Morsellino for Rock Oil Company, Incorporated, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self-service gasoline service station.

PREMISES AFFECTED—120-128 West 145th Street, south side, 260 feet west of Lenox Avenue, Block 2013, Lot 44, Borough of Manhattan.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for deferred decision; hearing previously closed.

673-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

MINUTES

674-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—34 Posen Street, northwest corner of Barb Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

675-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—36 Posen Street, northwest corner of Barb St., Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

676-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—38 Posen Street, northwest corner of Barb Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

677-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—40 Posen Street, northwest corner of Barb Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

678-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—40 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

679-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—42 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

680-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—44 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

681-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—46 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

682-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—48 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

683-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of a drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—50 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

684-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—52 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

685-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—60 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

686-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—62 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

687-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—64 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

688-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—66 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

689-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—68 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

690-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Barb Street, northwest corner of Posen Street, Block 6225. Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

691-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—72 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

54-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1030 Ionia Avenue, southeast corner of Lenevar Avenue, Block 6918, Lot 12, Princes Bay, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

55-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1020 Ionia Avenue, south side, 89.42 feet east of Lenevar Avenue, Block 6918, Lot 12, Princes Bay, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

56-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1071 Edgegrove Avenue, northeast corner of Lenevar Avenue, Block 6918, Lot 1, Princes Bay, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

MINUTES

57-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1059 Edgegrove Avenue, north side, 115.52 feet east of Lenevar Avenue, Block 6918, Lot 94, Princes Bay, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

58-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—992 Ionia Avenue, south side, 389.42 feet east of Lenevar Avenue, Block 6918, Lot 27, Princes Bay, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

59-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1029 Edgegrove Avenue, north side, 415.52 feet east of Lenevar Avenue, Block 6918, Lot 80, Princes Bay, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

68-78-A

APPLICANT—Leonard F. Rothkrug for Jesus LaFuente and Anna G. LaFuente, owners.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- sidewalk curb in accordance with the requirements of the Department of Highways.

PREMISES AFFECTED—840 West Fingerboard Road, southeast corner of Woodlawn Avenue, Block 3209, Lot 1, Dongan Hills, Borough of Staten Island.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.

THE VOTE TO REOPEN—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 5, 1978, at 2 P.M., for decision; hearing closed.

92-78-A

APPLICANT—Alphonse J. Calvanico for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—453 Pennsylvania Avenue, west side, 24 feet south of Rockwell Avenue, Block 2998, Lot 21, Rosebank, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

93-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—457 Pennsylvania Avenue, west side, 46.00 feet south of Rockwell Avenue, Block 2998, Lot 22, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

94-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—459 Pennsylvania Avenue, west side, 68.00 feet south of Rockwell Avenue, Block 2998, Lot 23, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

95-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—463 Pennsylvania Avenue, west side, 90.00 feet south of Rockwell Avenue, Block 2998, Lot 26, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

96-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—465 Pennsylvania Avenue, west side, 112.00 feet south of Rockwell Avenue, Block 2998, Lot 27, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

MINUTES

157-78-A

APPLICANT—Grushkin and Oddo, Architects for Golestan Organization Ltd., owner.

SUBJECT—Application February 27, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—210 Melba Street, west side, 252 feet north of Westwood Avenue, Block 752, Lot 355, Willowbrook, Borough of Staten Island.

APPEARANCES—
For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

158-78-A

APPLICANT—Grushkin and Oddo, Architects for Golestan Organization Ltd., owner.

SUBJECT—Application February 27, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—208 Melba Street, west side, 276 feet north of Westwood Avenue, Block 752, Lot 353, Willowbrook, Borough of Staten Island.

APPEARANCES—
For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

192-78-A

APPLICANT—Harry Soled for Cong. Chizuk Hadas, owner.

SUBJECT—Application March 16, 1978—appeal from a decision of the Borough Superintendent re- proposed synagogue.

PREMISES AFFECTED—1421 Avenue O, northwest corner of East 15th Street, Block 6752, Lot 48, Borough of Brooklyn.

APPEARANCES—
For Applicant: Harry Soled.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; hearing closed.

198-78-A

APPLICANT—William S. Bannon for Consolidated Edison Company of New York, Incorporated, owner.

SUBJECT—Application March 21, 1978—appeal from a decision of the Fire Commissioner re- proposed installation of a 4.8 megawatt Fuel Cell Demonstrator Electric Generator.

PREMISES AFFECTED—813 East 15th Street, north side, 485 feet east of Avenue "C", Block 990, Lot 15, Borough of Manhattan.

APPEARANCES—
For Applicant: Morton J. Getma, Robert F. Crane, Leonard J. Rogers, William H. Podolny, Mel Singer and Stephen F. Wilder.
For Opposition: Assemblyman Steve Sanders, Vincent F. Albano, Jr. and Katherine Bachenheimer, C.B. #6M.
For Administration: Lt. R. J. Ellis and Chief-in-charge Sidney Ifshin, Fire Dept.

ACTION OF BOARD—Laid over to July 6, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

298-78-A

APPLICANT—Albert Melniker for Charles Matarese, owner.

SUBJECT—Application April 25, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—805 Pelton Avenue, east side, 100 feet north of Bard Avenue, Block 294, Lot 6, West New Brighton, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

299-78-A

APPLICANT—Alphonse J. Calvanico for Joseph Piacentino, owner.

SUBJECT—Application April 25, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—133 Tallman Street, north side, 227.01 feet east of Barclay Avenue, Block 6382, Lot 63, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

300-78-A

APPLICANT—Alphonse J. Calvanico for Joseph Chionchio, owner.

SUBJECT—Application April 25, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—125 Tallman Street, north side, 307.01 feet east of Barclay Avenue, Block 6382, Lot 61, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

Adjourned: 6:01 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTIONS

CORRECTION*

The resolution adopted April 25, 1978 under Calendar Number 991-77-A and printed in Volume LXIII, Bulletin No. 18, is hereby corrected to read as follows:

991-77-A

APPLICANT—M. Milton Glass for William L. Morris, et-al, c/o Adams and Company Real Estate, Incorporated, owner.

SUBJECT—Application December 27, 1977—appeal from a decision of the Fire Commissioner re- Elevator in readiness.

PREMISES AFFECTED—42-50 West 39th Street, southeast corner of Sixth Avenue, Block 840, Lot 71, Borough of Manhattan.

APPEARANCES—
For Applicant: M. Milton Glass.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta 5
Negative: 0
Absent: Commissioner Wolf 1

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated December 6, 1977, on Folder #114086.01, reads:

"In reply to your request of November 19th, 1977 for a Quick Response Elevator Service at the above premises is hereby denied."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order of the Fire Commissioner, dated December 6, 1977, acting on Folder #114086.01, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of 10 years, on condition that the Quick Response Service in accordance with Calendar Number 630-56-GR be permitted to perform the service; that the records and reports required by the Fire Department shall be maintained; that the sprinkler system have a central office connection; and that should the service for any reason be discontinued, that this grant shall automatically lapse; and *on further condition* that the building shall substantially conform to drawings, marked "Received December 27, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

*In the Resolved section the correction has been made to read the Quick Response Service, rather than an approved agency.

CORRECTION*

The resolution adopted April 25, 1978 and printed in Bulletin No. 18, Volume LXIII under Calendar Number 992-77-A is hereby corrected to read as follows:

992-77-A

APPLICANT—M. Milton Glass for East Twenty Sixth Joint Venture c/o Adams and Company Real Estate, Incorporated, owner.

SUBJECT—Application December 27, 1977—appeal from a decision of the Fire Commissioner re- Elevator in readiness.

PREMISES AFFECTED—11-13 East 26th Street, north side, 157.6 feet east of 5th Avenue, 6-8 East 27th Street, Block 856, Lot 9, Borough of Manhattan.

APPEARANCES—
For Applicant: M. Milton Glass.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta 5
Negative: 0
Absent: Commissioner Wolf 1

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated December 6, 1977, on Folder #110948.01, reads:

"In reply to your request of November 19th, 1977 for a Quick Response Elevator Service at the above premises is hereby denied."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order of the Fire Commissioner dated December 6, 1977, acting on Folder #110948.01, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of 10 years, on condition that the Quick Response Service in accordance with Calendar Number 630-56-GR be permitted to perform the service; that the records and reports required by the Fire Department shall be maintained; that the sprinkler system have a central office connection; and that should the service for any reason be discontinued, that this grant shall automatically lapse; and *on further condition* that the building shall substantially conform to drawings, marked "Received December 27, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

* In the Resolved section the correction has been made to read the Quick Response Service, rather than an approved agency.

CORRECTION*

The resolution adopted April 25, 1978 and printed in Bulletin No. 18, Volume LXIII under Calendar Number 9-78-A is hereby corrected to read as follows:

9-78-A

APPLICANT—M. Milton Glass for Pennbus Realty, Incorporated, owner.

SUBJECT—Application January 6, 1978—appeal from a decision of the Fire Commissioner re- elevator in readiness.

PREMISES AFFECTED—571/581 Eighth Avenue, northwest corner of West 38th Street, Block 762, Lot 33, Borough of Manhattan.

APPEARANCES—
For Applicant: M. Milton Glass.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated December 30, 1977, reads:

"In reply to your request of December 21, 1977 for a Quick Response Elevator Service at the above premises is hereby denied."

and

CORRECTIONS

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the letter of the Fire Commissioner, dated December 30, 1977, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the Quick Response Service in accordance with Calendar Number 630-56-GR be permitted to perform the service; that the records and reports required by the Fire Department shall be maintained; that the sprinkler system have a central office connection; that should the service for any reason be discontinued, that this grant shall automatically lapse; *on further condition* that the building shall substantially conform to drawings, marked "Received January 6, 1978", one sheet; and that all laws, rules and regulations shall be complied with.

* In the Resolved section the correction has been made to read the Quick Response Service, rather than an approved agency.

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OF THE CITY OF NEW YORK

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York, N. Y. 10013.

TELEPHONE—566-5174.

ORDER TO SHOW CAUSE AND PETITION WAS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On July 11, 1978, an Order to Show Cause and Petition was served on the Board by Leonard F. Rothkrug, attorney for the petitioners, Robert Ho Wong and Ping Shew Wong, seeking a review of the Board's denial of the application on June 13, 1978, based on a decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 District, on a plot previously before the Board, the change in occupancy of an existing one-story building from store into truck and trailer rental establishment with accessory motor repair and storage. Calendar Number 928-77-BZ, premises affected 144-01 Liberty Avenue, north side, 99.33 feet east of Remington Street, Block 10020, Lot 137, Richmond Hill, Borough of Queens.

CONTENTS

Order to Show Cause and Petition was Served on the Board of Standards and Appeals.

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Wednesday Morning, July 5, 1978, Affecting Calendar Numbers—

181-71-A	303-26-BZ—	281-78-A
168-49-BZ—	Vol. IV	282-78-BZ
Vol. II	70-52-BZ—	283-78-A
80-54-BZ—	Vol. II	290-78-BZ
Vol. I	377-73-BZ	311-78-BZ
468-54-BZ	967-77-BZ	314-78-BZ
284-55-BZ	223-78-A	315-78-A
1387-61-BZ	968-77-BZ	670-77-BZ
764-63-BZ	80-78-BZ	671-77-A
204-74-BZ	111-78-BZ	26-78-BZ
502-75-BZ	112-78-A	178-78-BZ
78-77-BZ	211-78-BZ	179-78-A
524-40-A	245-78-BZ	180-78-BZ
64-60-A	248-78-BZ	181-78-A
14-77-A	277-78-BZ	182-78-BZ
	280-78-BZ	183-78-A

Minutes of Regular Meeting, Wednesday Afternoon, July 5, 1978, Affecting Calendar Numbers—

394-78-SM	170-78-A	106-78-A
395-78-SA	986-77-A	107-78-A
401-78-SA	66-78-A	109-78-A
409-78-SA	67-78-A	166-78-A
116-67-SM	77-78-A	167-78-A
413-53-SM	75-78-A	168-78-A
215-72-SM	97-78-A	175-78-A
281-73-SA	101-78-A	176-78-A
354-72-SA	102-78-A	177-78-A
823-77-SM	103-78-A	386-78-A
6-78-A	104-78-A	397-78-A
68-78-A	105-78-A	

Minutes of Special Meeting, Thursday Morning, July 6, 1978, Affecting Calendar Number—198-78-A.

CALENDAR

DOCKET

New Cases Filed up to July 5, 1978

Cal. No. *Dept.* *Premises Affected*

480-78-SM—Clearwater Separator Company, Model Nos. CSC-10-30-40-50-60-80-100-150, (gravity oil-water separator), manufactured by Sussex Tank Incorporated. Material

---

481-78-BZ—B.B.—1512/1546 McDonald Avenue, west side, 75 feet south of Avenue M, Block 6563, Lot 10, Borough of Brooklyn, Community Board **#12BK**, Alt. #576/78. re- Proposed manufacture assembly in C8-2 dist. Cont. to Sec. 32-25 ZR.

482-78-BZ—B.B.—2420 East 16th Street, west side, 150 feet south of Avenue X, Block 7417, Lot 15, Borough of Brooklyn, Community Board **#15BK**, NB #23/78. re- Open space, Cont. to Sec. 23-141 ZR; front yard; street wall, Cont. to Sec. 23-463 ZR; parking spaces, per Sec. 25-22 ZR; provide minimum lot area of 1700 sq. ft., per Sec. 23-32 ZR. (Proposed two family attached dwelling)

483-78-BZ—B.B.—2426 East 16th Street, west side, 195 feet south of Avenue X, Block 7417, Lot 17, Borough of Brooklyn, Community Board **#15BK**, NB #24/78. re- Proposed two family attached dwelling, open space, Cont. to Sec. 23-141 ZR; front yard; street wall, Cont. to Sec. 23-463 ZR; parking spaces, per Sec. 25-22 ZR; provide minimum lot area of 1700 sq. ft., per Sec. 23-32 ZR.

484-78-BZ—B.B.—2432 East 16th Street, west side, 240 feet south of Avenue X, Block 7417, Lot 19, Borough of Brooklyn, Community Board **#15BK**, NB #25/78. re- Proposed two family attached dwelling, open space, Cont. to Sec. 23-141 ZR; front yard; street wall, Cont. to Sec. 23-463 ZR; parking spaces, per Sec. 25-22 ZR; provide minimum lot area of 1700 sq. ft., per Sec. 23-32 ZR.

485-78-BZ—B.B.—2436 East 16th Street, west side, 285 feet south of Avenue X, Block 7417, Lot 21, Borough of Brooklyn, Community Board **#15BK**, NB #26/78. re- Proposed two family attached dwelling, open space, Cont. to Sec. 23-141 ZR; front yard; street wall, Cont. to Sec. 23-463 ZR; parking spaces, per Sec. 25-22 ZR; provide minimum lot area of 1700 sq. ft., per Sec. 23-32 ZR.

486-78-BZ—B.B.—2440 East 16th Street, west side, 325 feet north of Avenue Y, Block 7417, Lot 23, Borough of Brooklyn, Community Board **#15BK**, NB #87/78. re- Proposed two family attached dwelling, open space, Cont. to Sec. 23-141 ZR; front yard; street wall, Cont. to Sec. 23-463 ZR; parking spaces, per Sec. 25-22 ZR; provide mnimum lot area of 1700 sq. ft., per Sec. 23-32 ZR.

487-78-BZ—B.B.—2444 East 16th Street, west side, 280 feet north of Avenue Y, Block 7417, Lot 27, Borough of Brooklyn Community Board **#15BK**, NB #86/78. re- Proposed two family attached dwelling, open space, Cont. to Sec. 23-141 ZR; front yard; street wall, Cont. to Sec. 23-463 ZR; parking spaces, per Sec. 25-22 ZR; provide minimum lot area of 1700 sq. ft., per Sec. 23-32 ZR.

488-78-BZ—B.M.—644 Broadway, northeast corner of Bleeker Street, Block 529, Lot 1, Borough of Manhattan, Community Board **#2M**, Alt. #385/78. re- Proposed conversion to joint living and work quarters, Cont. to Sec. 42-142 ZR.

489-78-BZ—B.B.—45 Lee Avenue, east side, 20 feet south of Wilson Street, Block 2183, Lot 9, Borough of Brooklyn, Community Board **#1BK.** re- Proposed use of vacant 3rd floor for residence, Cont. to Sec. 23-14 and 35-30 ZR.

490-78-BZ—B.Q.—85-07 Queens Boulevard, northeast corner of Reeder Street, Block 1549, Lot 41, Elmhurst, Borough of Queens, Community Board **#4Q.** re- Proposed parking in R6 portion of lot, accessory to eating and drinking place, Cont. to Sec. 22-00, 77-11, 77-12 ZR.

491-78-BZ—B.B.—4102-4114 Avenue U, southeast corner of Coleman Street, Block 8558, Lot 36, Borough of Brooklyn, Community Board **#18BK**, Alt. #496/78. re- Proposed removal of existing gasoline station, erection of new office, canopy, rearrange pump islands.

492-78-A—B.M.—301-303 East 83rd Street, 1602-1610 2nd Avenue, northeast corner, Block 1546, Lots 1, 5 and 52, Borough of Manhattan, Letter June 28, 1978. re- Revocation of certificate of occupancy #78511.

493-78-BZ—B.Q.—230-01/17 Merrick Boulevard, northwest corner of Francis Lewis Boulevard, Block 12969, Lots 16 and 21, Laurelton, Borough of Queens, ES #131/78. re- Sign area, Cont. to Sec. 32-643 ZR; height of sign, Cont. to Sec. 32-655 ZR. (Community Board **#13Q.**)

494-78-BZ—B.M.—305 West 30th Street, north side, 100 feet west of Eighth Avenue, Block 754, Lot 35, Borough of Manhattan, Community Board **#4M**, Alt. #324/78. re- Proposed enlargement store (UG6) Cont. to Sec. 54 ZR.

495-78-BZ—B.M.—466-470 Washington Street, west side, 60 feet south of Canal Street, Block 595, Lot 16, Borough of Manhattan, Community Board **#1M**, Alt. #338/78. re- Loft dwelling, Cont. to Sec. 111-103 ZR; opening on yard, Cont. to Sec. 111-111 ZR; rooms without windows opening on yard or street, Cont. to Sec. 111-111 ZR.

496-78-A—B.M.—466-470 Washington Street, west side, 60 feet south of Canal Street, Block 595, Lot 16, Borough of Manhattan, Alt. #338/78. re- Class 3 Bldg. exceeding 7 stories, containing loft dwellings, Cont. to Sec. 277 MDL.

497-78-A—B.Q.—115 Beach 219th Street, east side, 280 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Rockaway Point, Borough of Queens, re- Sec. 36, building not fronting on a legal street, General City Law.

498-78-A—B.Q.—116 Beach 221st Street, west side, 280 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Rockaway Point, Borough of Queens, NB #169/78. re- Sec. 36, building not fronting on a legal street, General City Law.

499-78-A—B.B.—9/13 Georgia Avenue, southwest corner of Jamaica Avenue, Block 4604, Lot 1, Borough of Brooklyn, Alt. #299/78. re- Self service gas station, Cont. to C19-73.0 (b.2).

500-78-BZ—B.Q.—88-25 153rd Street, northeast corner of 89th Avenue, Block 9762, Lot 1, Jamaica, Borough of Queens, Community Board **#12Q**, Alt. #183/78. re- Medical offices above the first story, Cont. to Sec. 22-14 ZR.

501-78-A—B.Q.—152-09 88th Avenue, north side, 137.5 feet west of 153rd Street, Block 9697, Lot 52, Jamaica, Borough of Queens, Alt. #180/78. re- Proposed change of frame dwelling to commercial occupancy for medical center, Cont. to C26-248.0, subdivision of Adm. Code.

502-78-A—B.Q.—152-07 88th Avenue, north side, 175.0 feet west of 153rd Street, Block 9697, Lot 54, Jamaica, Borough of Queens, Alt. #181/78. re- Proposed change from two story frame dwelling to a commercial occu-

CALENDAR

pancy for medical center, Cont. to C26-248.0 subdivision of Adm. Code.

503-78-A—B.Q.—152-03 88th Avenue, north side, 212.5 feet west of 153rd Street, Block 9697 Lot 56, Jamaica, Borough of Queens, Alt. #182/78. re- Change of occupancy one family frame dwelling to commercial occupancy for medical center, Cont. to C26-248.0 subdivision of the Adm. Code.

504-78-A—B.S.I.—1010 Ionia Avenue, south side, 189.92 feet east of Lenevar Avenue, Block 6918, Lot 17, Princess Bay, Borough of Staten Island, NB #1468/77. re- Storm water disposal, Local Law #5.

505-78-BZ—B.S.I.—562 Midland Avenue, south side, 103.15 feet west of Olympia Boulevard, Block 3804, Lot 20 (tentative), Midland Beach, Borough of Staten Island, Community Board **#2S.I.**, Alt. #276/76. re- Lot area less than 3800 square feet or a one family residence in R3-2 dist. Cont. to Sec. 23-32 ZR.

506-78-BZ—B.S.I.—564 Midland Avenue, southwest corner of Olympia Boulevard, Block 3804, Lot 27 (tentative), Midland Beach, Borough of Staten Island, Community Board **#2S.I.**, Alt. #277/76. re- Proposed one family residence Cont. to Sec. 23-32 ZR; side yards, Cont. to Sec. 23-461 ZR.

507-78-BZ—B.S.I.—1085 Olympia Boulevard, southwest corner of Olympia Boulevard, Block 3804, Lot 35 (tentative), Midland Beach, Borough of Staten Island, Community Board **#2S.I.**, Alt. #278/76. re- Proposed one family residence, Cont. to Sec. 23-32 ZR; side yard, Cont. to Sec. 23-461 ZR.

508-78-BZ—B.S.I.—1089 Olympia Boulevard, west side, 82.25 feet south of Midland Avenue, Block 3804, Lot 37 (tentative), Midland Beach, Borough of Staten Island, Community Board **#2S.I.**, Alt. #280/76. re- Proposed one family residence, Cont. to Sec. 23-32 ZR; side yards, Cont. to Sec. 23-461 ZR; rear yards, Cont. to Sec. 23-47 ZR.

509-78-BZ—B.S.I.—1087 Olympia Boulevard, west side, 57.66 feet south of Midland Avenue, Block 3804, Lot 36 (tentative), Midland Beach, Borough of Staten Island, Community Board **#2S.I.**, Alt. #279/76. re- Proposed one family residence in R-3-2 dist. Cont. to Sec. 23-32 ZR; side yards, Cont. to Sec. 23-461 ZR.

510-78-BZ—B.S.I.—Midland Avenue, west side, 113.15 feet west of Olympia Boulevard, Block 3804, Lot 21 (tentative), Midland Beach, Borough of Staten Island, Community Board **#2S.I.**, Alt. #281/76. re- Proposed one family residence, Cont. to Sec. 23-32 ZR; side yards; front yards; Sec. 36, building not fronting on a legal street, General City Law.

511-78-BZ—B.S.I.—Midland Avenue, west side, 60.81 feet south on easement, 113.15 feet west of Olympia Boulevard, Block 3804, Lot 22 (tentative), Midland Beach, Borough of Staten Island, Community Board **#2S.I.**, Alt. #282/76. re- Proposed one family residence, Cont. to Sec. 23-32 ZR; side yards; front yard.

512-78-A—B.S.I.—Midland Avenue, west side, 60.81 feet south on easement, Block 3804, Lot 22 (tentative), Midland Beach, Borough of Staten Island, Alt. #282/76. re- Sec. 36, building not fronting on a legal street, General City Law.

513-78-BZ—B.S.I.—Midland Avenue, west side, 84.20 feet south on easement, 113.15 feet west of Olympia Boulevard, Block 3804, Lot 23 (tentative), Midland Beach, Borough of Staten Island, Community Board **#2S.I.**, Alt. #283/76. re- Proposed one family residence, Cont. to Sec. 23-32 ZR; rear yard; front yard; side yards.

514-78-A—B.S.I.—Midland Avenue, west side, 84.20 feet south on easement, Block 3804, Lot 23 (tentative), Midland Beach, Borough of Staten Island, Alt. #283/76. re- Sec. 36, building not fronting on a legal street, General City Law.

515-78-BZ—B.S.I.—Midland Avenue, east side, 33.05 feet south on easement, 93.15 feet west of Olympia Boulevard, Block 3804, Lot 26 (tentative), Midland Beach, Borough of Staten Island, Community Board **#2S.I.**, Alt. #284/76. re- Proposed one family residence, Cont. to Sec. 23-32 ZR; side yards, front yards; lot area per room less than 375 sq. ft. for one family residence.

516-78-A—B.S.I.—Midland Avenue, east side, 33.05 feet south on easement, Block 3804, Lot 26 (tentative), Midland Beach, Borough of Staten Island, Alt. #284/76. re- Sec. 36, building not fronting on a legal street, General City Law.

517-78-BZ—B.S.I.—Midland Beach, east side, 60.81 feet south on easement, 93.15 feet west of Olympia Boulevard, Block 3804, Lot 25 (tentative), Midland Beach, Borough of Staten Island, Community Board **#2S.I.**, Alt. #285/76. re- Proposed one family residence, Cont. to Sec. 23-32 ZR; side yards; front yards.

518-78-A—B.S.I.—Midland Avenue, east side, 60.81 feet south on easement, Block 3804, Lot 25 (tentative), Midland Beach, Borough of Staten Island, Alt. #285/76. re- Sec. 36, building not fronting on a legal street, General City Law.

519-78-BZ—B.S.I.—Midland Avenue, east side, 84.20 feet south on easement, 93.15 feet west of Olympia Boulevard, Block 3804, Lot 24 (tentative), Midland Beach, Borough of Staten Island, Community Board **#2S.I.**, Alt. #286/76. re- Proposed one family residence, Cont. to Sec. 23-32 ZR; rear yard; front yard; side yard.

520-78-A—B.S.I.—Midland Avenue, east side, 84.20 feet south on easement, Block 3804, Lot 24 (tentative), Midland Beach, Borough of Staten Island, Alt. #286/76. re- Sec. 36, building not fronting on legal street, General City Law.

521-78-A—B.S.I.—Midland Avenue, west side, 33.05 feet south on easement, Block 3804, Lot 21 (tentative), Midland Beach, Borough of Staten Island, Alt. #281/76. re- Sec. 36, building not fronting on a legal street, General City Law.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

SEPTEMBER 19, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 19, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

48-53-BZ—Vol. I

APPLICANT—Gabriel Nathan Associates for Surf Paper and Housewares, Incorporated, owner.

CALENDAR

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 19, 1978 —decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy from laundry and office to wholesale distribution of paper products and house furnishings and storage.

PREMISES AFFECTED—64-08 Beach Channel Drive, north side, 39 feet west of Beach 64th Street, Block 16038, Lot 70, Arverne, Borough of Queens. Community Board #14Q.

602-71-BZ

APPLICANT—Albert Melniker for Giffords Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-1 and R3-2 district, the reconstruction of a plumbing supply and display establishment with accessory parking and loading in the open area.

PREMISES AFFECTED—35 Giffords Lane, east side, 354.32 feet north of Amboy Road, Block 4624, Lot 20, Great Kills, Borough of Staten Island.

742-72-BZ

APPLICANT—Matthew D. Lippman for Addicts Rehabilitation Center, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 28, 1978 —decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-2 district, the conversion of a five story commercial building to a community facility use with sleeping accommodations.

PREMISES AFFECTED—1881 to 1889 Park Avenue, east side, 12 feet north of 128th Street, Block 1777, Lots 1 and 3, Borough of Manhattan.

788-57-BZ

APPLICANT—Leonard F. Rothkrug for Joykiss Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired May 6, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of 5 gallon storage tanks and two pumps and the parking of employees' cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lot 42 (formerly Lots 32 and 42), Flushing, Borough of Queens. Community Board #7Q.

70-52-BZ—Vol. II

APPLICANT—Stanley H. Klein for Lucy Mines, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 27, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence and retail use district, the extension in use and area of existing parking and storage of motor vehicles.

PREMISES AFFECTED—88-34 to 88-38 161st Street, west side, 269 feet 2¾ inches north of 89th Avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens. Community Board #12Q.

ZONING CASES

43-78-BZ

APPLICANT—Joseph B. Raia for Thomas Paccione, owner.

SUBJECT—Application January 31, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story enlargement to an existing mixed building to create an additional store that increases the degrees of non-conformity.

PREMISES AFFECTED—30 Giffords Lane, southwest corner of Baltimore Street, Block 5433, Lot 157, Great Kills, Borough of Staten Island. Community Board #3S.I.

72-78-BZ

APPLICANT—E. Lauria for Edward Ramos, owner.

SUBJECT—Application February 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, in an existing two story building, the extension of the first floor restaurant and cabaret that increases the degree of non-conformity.

PREMISES AFFECTED—750 Barclay Avenue, northwest corner of Boardwalk Avenue, Block 6397, Lot 12, Annadale, Borough of Staten Island. Community Board #3S.I.

334-78-BZ

APPLICANT—Paul G. Mauch for Hamax Holding Corporation, owner, Irving Tire Company, Incorporated, lessee.

SUBJECT—Application May 6, 1978—decision of the Borough Superintendent, under Sections 11-413 and 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot previously before the Board, the enlargement in lot area and the change in use of an existing automobile establishment including the installation of automobile parts with hand tools only muffler installation.

PREMISES AFFECTED—233-20 Northern Boulevard, southwest corner of 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens. Community Board #11Q.

353-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, et al. for Madison Company, owner. Marvin B. Tepper, lessee.

SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, the erection of an eight story and penthouse multiple dwelling and community facility structure that exceeds the permitted floor area ratio and has less than the required open space and lot area per room.

PREMISES AFFECTED—243-245 East 50th Street, north side, 141 feet west of Second Avenue, Block 1324, Lot 19, Borough of Manhattan. Community Board #6M.

307-78-BZ

APPLICANT—Stanley H. Klein for Dr. I. Feigenbaum, owner, Dr. Benjamin Schaeffer, Contract-Vendee.

CALENDAR

SUBJECT—Application April 26, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the enlargement above the area limitation for a home occupation for an existing doctor's office that creates non-compliance in floor area ratio and open space ratio and accessory parking within the front yard.

PREMISES AFFECTED—189-10 Union Turnpike, 80-04 190th Street, southwest corner of, Block 7267, Lot 6, Hollis, Borough of Queens. Community Board #8Q.

73-77-BZ

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of the second through twelve floors from lofts into joint living/working quarters.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan. Community Board #5M.

Laid over from July 11, 1978, for continued hearing.

74-77-A

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan.

Laid over from July 11, 1978, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 19, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 19, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

356-78-SA

APPLICANT—SDS Equipment Corporation and Fire Indicating Recording Equipment, Incorporated—fire alarm equipment.

480-78-SM

APPLICANT—Clearwater Separator Company for Sussex Tank Incorporated—Oil/water separators.

225-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—379 Stafford Avenue, north side, 300 feet east of Delmar Avenue, Block 6304, Lot 64, Huguenot, Borough of Staten Island.

226-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—62 Idaho Avenue, west side, 380.49 feet north of Amboy Road, Block 6993, Lot 215, Pleasant Plains, Borough of Staten Island.

227-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—72 Idaho Avenue, west side, 264.94 feet north of Amboy Road, Block 6993, Lot 220, Pleasant Plains, Borough of Staten Island.

228-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84 Idaho Avenue, west side, 149.96 feet north of Amboy Road, Block 6993, Lot 225, Pleasant Plains, Borough of Staten Island.

238-78-A

APPLICANT—Richard C. Carter for Mrs. Marie Santora, owner.

SUBJECT—Application April 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—209 Latimer Avenue, north side, 100 feet east of Baron Boulevard, Block 2786, Lot 137, Chelsea, Borough of Staten Island.

240-78-A

APPLICANT—Robert Allen Fuller for The Kingsford Company, owner.

SUBJECT—Application April 3, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Match Light Briquets", consisting of "K-28" (Charcoal impregnated with solvent) with a flash point of 180° F. and "Conoco LPA Solvent" with a flash point of 162° F., in four (4) pound baler bags with no type of airtight replaceable cap or top, packaging not in Compliance with the Regulations of the Administrative Code of the City of New York.

316-78-A

APPLICANT—Robert Allen Fuller for The Kingsford Company, owner.

SUBJECT—Application May 1, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Match Light Briquets", consisting of "K-28" (Charcoal impregnated with solvent) with a flash point of 180° F. and Conoco LPA Solvent, in eight pound (8 lb.) baler bags, with no type of airtight replaceable cap or top, bags not in Compliance with the Regulations of the Administrative Code of the City of New York.

ALAN D. GERSHUNY, *Executive Director*

CALENDAR

SEPTEMBER 26, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 26, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

678-56-BZ

APPLICANT—Donald D. Fisher for Four Guds Realty Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired July 9, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use B area district, the construction of a one story building of Class 3 construction to be occupied as a retail store and occupying more than the permitted area.

PREMISES AFFECTED—408 East 11th Street, south side, 144 feet east of 1st Avenue, Block 438, Lot 12, Borough of Manhattan. Community Board #3M.

547-62-A

APPLICANT—Herbert Gallin for Jerome R. Jakubovitz, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 14, 1975—appeal from a decision of the Borough Superintendent—filed pursuant to Section 310 of the Multiple Dwelling Law, Section 34 of the Multiple Dwelling Law re- cellar apartment; previously granted on condition.

PREMISES AFFECTED—2179-2187 Matthews Avenue, west side, 92.1 feet south of Pelham Parkway South, Block 4322, Lots 43, 45 and 47, Borough of The Bronx.

576-64-BZ

APPLICANT—Leonard F. Rothkrug for Bethany Baptist Church, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 73-641 of the Zoning Resolution, permitting in a R6 district, the enlargement in area of an existing church to provide for a school that exceeds the permitted lot coverage.

PREMISES AFFECTED—141-47 Decatur Street, 440-460 Sumner Avenue, northeast corner, 216-220 MacDonough Street, Block 1856, Lots 38 and 41, Borough of Brooklyn. Community Board #3BK.

50-71-BZ

APPLICANT—Millard Bresin for Amoco Oil Company, long term lessee in control of property.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 73-211 and 73-212 of the Zoning Resolution, permitting in a C2-3 district, the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—6401 to 6407 4th Avenue and 402 to 408 64th Street, southeast corner, Block 5818, Lot 5, Borough of Brooklyn.

ZONING CASES

208-78-BZ

APPLICANT—Albert Melniker for Frank Tambakis, Nicholas and Ann Tambakis, owners.

SUBJECT—Application March 30, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story for use as a funeral establishment with accessory parking in the open area.

PREMISES AFFECTED—2145 Richmond Avenue, east side, 11.74 feet south of Rockland Avenue, Block 2360, Lot 54, New Springville, Borough of Staten Island. Community Board #2S.I.

209-78-A

APPLICANT—Albert Melniker for Frank Tambakis, Nicholas and Ann Tambakis, owners.

SUBJECT—Application March 30, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2145 Richmond Avenue, east side, 11.74 feet south of Rockland Avenue, Block 2360, Lot 54, New Springville, Borough of Staten Island.

285-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner, Steven Liebman, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—343-345 West 30th Street, north side, 236 feet east of Ninth Avenue, Block 754, Lots 16 and 17, Borough of Manhattan. Community Board #4M.

286-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner, Steven Liebman, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—337-339 West 30th Street, north side, 321 feet east of Ninth Avenue, Block 754, Lots 19 and 20, Borough of Manhattan. Community Board #4M.

295-78-BZ

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.

SUBJECT—Application April 20, 1978—decision of the Borough Superintendent, under Sections 72-21 and 72-01(b) of the Zoning Resolution, to permit in a R4 district, on a plot with less than the required lot area, the erection of a two family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—63-14 54th Avenue, south side, 112.38 feet east of 63rd Street, Block 2366, Lot 93, Maspeth, Borough of Queens. Community Board #2Q.

296-78-BZ

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.

CALENDAR

SUBJECT—Application April 20, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a three story, three family dwelling that encroaches on the required front, side and rear yards and penetrates the sky exposure plane.

PREMISES AFFECTED—63-18 54th Avenue, south side, 147.68 feet east of 63rd Street, Block 2366, Lot 95, Maspeth, Borough of Queens. Community Board #2Q.

385-78-A

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- rear yard and side yard dimensions.

PREMISES AFFECTED—63-18 54th Avenue, south side, 147.68 feet east of 63rd Street, Block 2366, Lot 95, Maspeth, Borough of Queens.

330-78-BZ

APPLICANT—Abraham Grossman for 14th Road Realty Corporation, owner.

SUBJECT—Application May 4, 1978—decision of the Borough Superintendent, under Section 73-50 of the Zoning Resolution, to permit in a M1-1 district, the enlargement in area of an existing food processing establishment (bakery) that encroaches in the required front yard along a district boundary.

PREMISES AFFECTED—115-05 15th Avenue, north side, 250 feet east of 114th Street, 115-10 14th Road, Block 4067, Lots 15, 22, College Point, Borough of Queens. Community Board #7Q.

277-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin et al for Bowery Savings Bank, St. James Place, Incorporated, Iandor Realty Corporation, owner.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a R4 district, the construction and maintenance of an off-site accessory parking facility for a lork.

PREMISES AFFECTED—2228 Hendrickson Street, west side, 210 feet south of Avenue U, Block 8558, Lots 55, 57 and 59, Borough of Brooklyn. Community Board #18BK.

Laid over from July 5, 1978 for hearing.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 26, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, September 26, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

38-78-A

APPLICANT—Albert Melniker, A.I.A. for Marc Wood, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1825 Forest Avenue, north side, 225 feet west of Morningstar Road, Block 1180, Lot 13, Borough of Staten Island.

210-78-A

APPLICANT—Albert Melniker for The Church of Jesus Christ of Latter-Day Saints, owner.

SUBJECT—Application March 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—913 Rockland Avenue, north side, 893.63 feet west of Forest Hill Road, Block 1992, Lot 50, New Springville, Borough of Staten Island.

249-78-A

APPLICANT—Arthur Guttman for Fran Ed Equities, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use on the 4th and 5th stories from permanently vacant to joint living work quarters for artists.

PREMISES AFFECTED—59-63 Allen Street, west side, 75.1 feet south of Grand Street, 88 Eldridge Street, Block 307, Lot 24, Borough of Manhattan.

289-78-A

APPLICANT—Alphonse J. Calvanico for Harvard Borg, owner.

SUBJECT—Application April 18, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7), and pursuant to Section 36, Art. 3 of the General City Law —bldg. not fronting on a legally mapped street.

PREMISES AFFECTED—189 Noel Street, north side, 94.38 feet west of Holdridge Avenue, Block 6366, Lot 49, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

WEDNESDAY MORNING, JULY 5, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 20, 1978, were approved as printed in the Bulletin of June 29, 1978, Volume 63, Number 26.

181-71-A

APPLICANT—Walter T. Gorman for New York News, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- storage of 4,000 gallon tanks contrary to the Administrative Code; previously granted on condition.

PREMISES AFFECTED—1 to 50 55th Avenue, southwest corner of 2nd Street, Blocks 1 and 11, Lot 1 and 1, Long Island City, Borough of Queens.

APPEARANCES—
For Applicant: Walter T. Gorman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1971, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 1, 1971 by adding thereto:

"that welded joints may be used in lieu of double swing joints on the buried piping system, substantially as shown on revised drawing of proposed conditions marked 'Received May 12, 1978'—one sheet; *on condition* that an approved leak detection system acceptable to the New York City Fire Department shall be installed; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (F.D. Violation Order No. 78-0460)

168-49-BZ—Vol. II

APPLICANT—Millard Bresin for Power Test Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station, including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester Avenue, northeast corner of Bronx River Avenue, Block 3770, Lot 83, Borough of The Bronx. Community Board #9BX.

APPEARANCES—
For Applicant: Millard Bresin.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #9BX recommended approval received June 16, 1978; and

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 26, 1954 as amended through February 8, 1977 by adding thereto:

"that the accessory building may be altered substantially as shown on revised drawings of proposed conditions marked 'Received April 28, 1978'—two sheets; *on condition* that no repairs or servicing of motor vehicles be permitted on the premises, and that the signs shall conform to the C2-2 district regulations; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 101-78)

80-54-BZ—Vol. I

APPLICANT—Sheldon Lobel for Dryden Hotel Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 28, 1978 and amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the conversion and use of present apartments on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—148-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan. Community Board #6M.

APPEARANCES—
For Applicant: Sheldon Lobel.

ACTION OF BOARD—Application reopened and time extended to complete the work, and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #6M was notified by the applicant on May 26, 1978 and no response was received; and

WHEREAS, this application was granted by the Board on December 13, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 13, 1955 as amended through June 28, 1977 by adding thereto:

"that a retail usage under use Group 6 be permitted to occupy the space presently approved for a cocktail lounge, and to allow a front entry door, substantially as shown on revised drawing of proposed conditions marked 'Received May 26, 1978'—one sheet; and that substantial construction shall be completed within one year from the

date of this amended resolution; that other than as herein amended, the resolution above cited shall be complied with in all respects." (Alt. 367-77)

468-54-BZ

APPLICANT—Charles M. Spindler Associates for Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office and the parking of cars awaiting to be serviced, and permitting the use of existing accessory building located on existing gasoline service station located on northeast corner of Utopia Parkway and Horace Harding Boulevard.

PREMISES AFFECTED—175-33 to 175-41 Horace Harding Boulevard, 59-02 to 59-08 Utopia Parkway, northwest corner and 175-50 to 175-60 59th Avenue, Block 6890, Lot 24, Fresh Meadows, Borough of Queens. Community Board #11Q.

APPEARANCES—
For Applicant: B. J. Amato.

ACTION OF BOARD—Application to reopen and amend the resolution *denied.*

THE VOTE TO REOPEN AND AMEND—
Affirmative: Commissioner Walsh 1
Negative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

THE RESOLUTION—
WHEREAS, Community Board #11Q was notified by the applicant on March 17, 1978; and
WHEREAS, Community Board #11Q recommended denial, received on June 14, 1978; and
WHEREAS, the proposed use will generate additional traffic; and
WHEREAS, there are existing bus stops adjacent to the service station which service a large number of school students and others, therefore the proposed use will create an additional hazard to those pedestrians in the area.
Resolved, that the application to reopen and amend the resolution be and it hereby is *denied.* (Alt. 109-78)

284-55-BZ

APPLICANT—John J. Tricarico for Carl Messineo, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—123 Bergen Street, north side, 75 feet west of Hoyt Street, Block 194, Lot 44, Borough of Brooklyn. Community Board #6BK.

APPEARANCES—
For Applicant: John J. Tricarico.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, Community Board #6BK was notified by the applicant on April 25, 1978, and no response was received; and
WHEREAS, this application was granted by the Board on November 29, 1955; and
WHEREAS, a public hearing was held on this application on July 5, 1978, after due notice by publication in the Bulletin.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 29, 1955 as amended through July 10, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:
"*granted* for a term of five years from the date of this amended resolution, to permit on condition that bumpers are to be installed as required, that the surface of the parking lot shall be repaired and resurfaced, and that the barbed wire shall be removed; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 682-55)

1387-61-BZ

APPLICANT—Charles M. Spindler Associates for Shell Oil Company, long term lessee; Skyway Service Station Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and Section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage room and the parking and storage of motor vehicles in the open area with a sign four feet beyond the building line.

PREMISES AFFECTED—300-330 East Houston Street, 1-7 Avenue B, northeast corner, Block 384, Lot 4, Borough of Manhattan. Community Board #3M.

APPEARANCES—
For Applicant: B. J. Amato.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, Community Board #3M was notified by the applicant on April 13, 1978 and no response was received.
WHEREAS, this application was granted by the Board on December 12, 1961; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 12, 1961 as amended through December 19, 1972 by adding thereto:
"that the accessory building may be altered substantially as shown on revised drawings of proposed conditions marked 'Received April 13, 1978'—two sheets; *on condition* that there will be no motor vehicle repairing, lubrication or washing done on the premises; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (B.N. 1058-78)

764-63-BZ

APPLICANT—Max Siegal Associates for Harridge House Associates, owner.

MINUTES

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C5-2 and R8 district, the addition of transient parking limited to the unused and surplus tenants spaces in an existing multiple dwelling accessory garage.

PREMISES AFFECTED—222 East 58th Street, south side, 250 feet east of Third Avenue, 211-225 East 57th Street, Block 1331, Lot 7, Borough of Manhattan. Community Board #6M.

APPEARANCES—
For Applicant: John M. Hronec.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #6M recommended approval received June 28, 1978.

WHEREAS, this application was granted by the Board on December 17, 1963, on certain conditions; and

WHEREAS, a public hearing was held on this application on July 5, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 17, 1963 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of fifteen years from December 17, 1978, to permit...; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 540-63)

204-74-BZ

APPLICANT—Samuel H. Lindenbaum for What Cheer Realty Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-8 (R9) and R9 district, the erection of a 16 story mixed building that has less than the required lot area per room and without the required accessory parking.

PREMISES AFFECTED—241-249 East 28th Street and 501-511 Second Avenue, northeast corner, Block 909, Lots 25, 28 and 29, Borough of Manhattan.

APPEARANCES—
For Applicant: Francis R. Angelino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commssioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on May 17, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 23, 1974 as amended through May 17, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 11-74)

502-75-BZ

APPLICANT—Shael Shapiro for William Hahn and Charles Magistro, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete—expired June 15, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5A district, the conversion of a commercial building into joint living/work quarters for artists that exceed the floor area limitations per unit.

PREMISES AFFECTED—66 Wooster Street, west side, 125 feet south of Broome Street, Block 486, Lot 2, Borough of Manhattan. Community Board #2M.

APPEARANCES—
For Applicant: Shael Shapiro and Doris Diether, Community Board #2.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #2M recommended approval, received June 21, 1978; and

WHEREAS, this application was granted by the Board on June 15, 1976, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on June 15, 1976, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 806-75)

78-77-BZ

APPLICANT—Samuel H. Lindenbaum for Arwin East 74th Street Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-9 (R10) and R8 district, the erection of a 33 story mixed building that exceeds the permitted floor area ratio and tower coverage, has less than the required lot area per room and encroaches on the required district between building.

PREMISES AFFECTED—1422-1428 Second Avenue, 300-308 East 75th Street, southeast corner and 303-311 East 74th Street, Block 1440, Lots 2 and 3, Borough of Manhattan.

APPEARANCES—
For Applicant: Frances Angelino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

MINUTES

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on May 17, 1977, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 17, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 79-69)

524-40-A

APPLICANT—Stanley H. Klein for Dr. I. Feigenbaum, contract vendee; Dr. B. Schaeffer, owner.
SUBJECT—Application for consideration—to reopen and amend the resolution—an appeal from a decision of the Borough Superintendent re- erection of a frame building within the fire limits; previously granted on condition.
PREMISES AFFECTED—80-04 190th Street, southwest corner of Union Turnpike, Block 7267, Lot 1, Jamaica Estates East, Borough of Queens.
APPEARANCES—
For Applicant: Stanley H. Klein.
ACTION OF BOARD—Laid over without date, at 10 A.M., Special Order Calendar to be heard with Calendar Number 307-78-BZ, for hearing.

64-60-A

APPLICANT—Gerald M. Daub for Albert Topper, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 6, 1978—appeal from a decision of the Borough Superintendent re-change in use from beauty parlor to dental lab; previously granted on condition.
PREMISES AFFECTED—284 Third Avenue, west side, 25 feet north of East 22nd Street, Block 878, Lot 36, Borough of Manhattan.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., Special Order Calendar for hearing, pending inspection.

14-77-A

APPLICANT—H. I. Sigman, Borough Superintendent, Department of Buildings.
OWNERS—Mario Tucciarone, Charles Met and Estate of Anthony Coccheo.
SUBJECT—Application for consideration—to reopen in accordance with the order of the Court for further hearing consistent with the Court's decision herein dated November 17, 1977—for revocation of Certificate of Occupancy Q57526; previously granted on condition.
PREMISES AFFECTED—188-16 Northern Boulevard, northwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.
APPEARANCES—
For Applicant: Philip Goldstein, Thomas Halevas, Roy Mammenga, Yolanda Norris, and John W. Norris.
For Opposition: Joseph P. Morsellino.
ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., Special Order Calendar, for decision.

303-26-BZ—Vol. IV

APPLICANT—Charles M. Spindler Associates for Hayson Corporation, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 19, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence and business use district, the lower or ground floor for the storage of paper cartons and the upper floor for the manufacture, storage and distribution of infants quilts, blankets, pillows and office.
PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn. Community Board #7BK.
APPEARANCES—
For Applicant: B. J. Amato, A. Di Orio and B. De Sapio.
ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

70-52-BZ—Vol. II

APPLICANT—Stanley H. Klein for Lucy Mines, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 27, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence and retail use district, the extension in use and area of existing parking and storage of motor vehicles.
PREMISES AFFECTED—88-34 to 88-38 161st Street, west side, 269 feet 2¾ inches north of 89th Avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens. Community Board #12Q.
APPEARANCES—
For Applicant: Stanley H. Klein.
ACTION OF BOARD—Laid over to September 19, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

377-73-BZ

APPLICANT—McGee and Morsellino for Samuel Hofstein, owner.
SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story and basement office building with accessory parking in the open area.
PREMISES AFFECTED—43-14 Little Neck Parkway, west side, 324.53 feet north of Northern Boulevard, Block 8129, Lot 44, Little Neck, Borough of Queens.
APPEARANCES—
For Applicant: Joseph P. Morsellino.
ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., Special Order Calendar, for decision at the request of the applicant.

967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.
SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amend-

ment to a new building application that creates non-compliance in lot area per room.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Sheldon Lobel, Shirley Hamilton and John Kaufman.
For Opposition: None.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for hearing.

223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street and Second Avenue, Block 1546, Lot 1, and 50, Borough of Manhattan.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for hearing.

968-77-BZ

APPLICANT—Dominic T. Farruggio for Fred Reghia, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R4 district, on a plot with less than the required lot area the erection of a two family dwelling that encroaches on the required side yard.

PREMISES AFFECTED—27 Manhattan Court, north side, 200 feet east of East 2nd Street, Block 7219, Lot 38, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—
For Applicant: Dominic T. Farruggio, R.A.
For Opposition: Ann Borgia and Edward Firpo.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision, hearing closed.

80-78-BZ

APPLICANT—Samuel J. Kisseloff for Nicholas Brusco, owner.

SUBJECT—Application February 17, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C1-8 district, the conversion of an existing five story and penthouse structure from a rooming house into a multiple dwelling that creates non-compliance in lot area per room.

PREMISES AFFECTED—67 West 73rd Street, northeast corner of Columbus Avenue, Block 1126, Lot 1, Borough of Manhattan. Community Board #7M.

APPEARANCES—
For Applicant: Samuel J. Kisseloff, George Schwarz and Nick Brusco.
For Opposition: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision; hearing closed.

111-78-BZ

APPLICANT—Greco and Faraldo for Architects Design Group for Lofts for Living, owners.

SUBJECT—Application February 22, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 (5) of the New York City Charter, to permit in a M'-5 district, the conversion of an existing six story building from manufacturing use into a multiple dwelling.

PREMISES AFFECTED—127-133 West 17th Street, north side, 321.8 feet west of Avenue of the Americas, Block 793, Lot 20, Borough of Manhattan. Community Board #4M.

APPEARANCES—
For Applicant: Rudolph E. Greco, Jr. and Seymour Churgin.
For Opposition: None.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for decision; additional information; hearing closed.

112-78-A

APPLICANT—Greco and Feraldo for Architects Design Group for Lofts for Living, owners.

SUBJECT—Application February 22, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law: distance between windows and lot lines.

PREMISES AFFECTED—127-133 West 17th Street, north side, 321.8 feet west of Avenue of the Americas, Block 793, Lot 20, Borough of Manhattan.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for decision; additional information; hearing closed.

211-78-BZ

APPLICANT—Bachrach and Bloch for Young Israel of Staten Island, owner.

SUBJECT—Application March 31, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-2 district, the construction of an extension to a Community facility structure that encroaches on the required front and side yards and penetrate the sky exposure plane.

PREMISES AFFECTED—835 Forest Hill Road, southeast corner of Willowbrook Road, A.K.A. 15 Uxbridge Street, Block 1987, Lot 59, Willowbrook, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—
For Applicant: Harold Zavin, Abraham Bloch, Arnold Aronowitz, Jay Marcus and many others.
For Opposition: Morris B. Shiechel, Harold Kozak, Mrs. Lee C. Jacobsen, Sang Bock Chun, Mrs. Louise Mollica and others.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision; additional information; hearing closed.

245-78-BZ

APPLICANT—Leonard F. Rothkrug for Schatz Bros. Marine Center, Incorporated, owner.

SUBJECT—Application April 10, 1978—decision of the Borough Superintendent, under Section 73-25 of the Zoning Resolution, to permit in a C3 district, the enlargement in area and the change in use of an existing boat sales establishment into a boatel.

PREMISES AFFECTED—2725 Knapp Street, east side, 100 feet south of Voorhies Avenue, Block 8839, Lots 11, 14 and 53, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: Ed. Ieisenberg, vice chairman C. B. #15BK., Mary Hughes, Agnes V. Kennedy and Conrad Balsen.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision; additional information; hearing closed.

MINUTES

248-78-BZ

APPLICANT—McGee and Morsellino for Estate of Anna E. Pase, owner, Amoco Oil Company, lessee.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Sections 11-412 and 72-21 of the Zoning Resolution, to permit in a R6 district, the rehabilitation and modernization of an existing automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—60-50 Woodhaven Boulevard, southwest corner of 60th Road, Block 2885, Lot 12, Rego Park, Borough of Queens. Community Board #5Q.

APPEARANCES—
For Applicant: Joseph P. Morsellino.
For Opposition: None.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for decision, hearing closed.

277-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin et al for Bowery Savings Bank, St. James Place, Incorporated, Iandor Realty Corporation, owner.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a R4 district, the construction and maintenance of an off site accessory parking facility for a bank.

PREMISES AFFECTED—2228 Hendrickson Street, west side, 210 feet south of Avenue U, Block 8558, Lots 55, 57, and 59, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—
For Applicant: Francis R. Angelino.
For Opposition: Ralph Opre, Opal L. Wentzell and Bernard Catcher.

ACTION OF BOARD—Laid over to September 26, 1978, at 10 A.M., for hearing.

280-78-BZ

APPLICANT—McGee and Morsellino for Mac-ing Company, Incorporated, owner. F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in a M1-1 district, the conversion of an existing three story building from a factory into a multiple dwelling.

PREMISES AFFECTED—76-26 47th Avenue, south side, 321.86 feet east of Queens Boulevard, Block 1536, Lot 16, Elmhurst, Borough of Queens. Community Board #4Q.

APPEARANCES—
For Applicant: Joseph P. Morsellino and Frank G. Meier.
For Opposition: None.
For Administration: Priscilla Ross, Elizabeth Mackintosh, C.P.C.

THE VOTE TO REOPEN—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 11, '978, at 10 A.M., for decision, hearing closed.

281-78-A

APPLICANT—McGee and Morsellino for Mac-Ing Company, Incorporated, owner, F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—appeal from a decision of the Borough Superintendent re- Multiple dwelling law (rear yard).

PREMISES AFFECTED—76-26 47th Avenue, south side, 321.86 feet east of Queens Boulevard, Block 1536, Lot 16, Elmhurst, Borough of Queens.

APPEARANCES—
For Applicant: Joseph P. Morsellino and Frank G. Meier.
For Administration: Priscellia Ross and Elizabeth Mackintosh, C.P.C.

THE VOTE TO REOPEN—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for decision, hearing closed.

282-78-BZ

APPLICANT—McGee and Morsellino for Mac-Ing Company, Incorporated, owner, F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in a M1-1 district, the conversion of an existing five story and penthouse factory structure into a multiple dwelling.

PREMISES AFFECTED—80-06 47th Avenue, south side, 280 feet west of 82nd Street, Block 1536, Lot 53, Elmhurst, Borough of Queens. Community Board #4Q.

APPEARANCES—
For Applicant: Joseph P. Morsellino and Frank G. Meier.
For Opposition: None.
For Administration: Priscellia Ross and Elizabeth Mackintosh, C.P.C.

THE VOTE TO REOPEN—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for decision, hearing closed.

283-78-A

APPLICANT—McGee and Morsellino for Mac-ing Company, Incorporated, owner, F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law (width of rear yard and side yard).

PREMISES AFFECTED—80-06 47th Avenue, south side, 280 feet west of 82nd Street, Block 1536, Lot 53, Elmhurst, Borough of Queens.

APPEARANCES—
For Applicant: Joseph P. Morsellino and Frank G. Meier.
For Administration: Priscilla Ross and Elizabeth Mackintosh, C.P.C.

THE VOTE TO REOPEN—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for decision, hearing closed.

290-78-BZ

APPLICANT—Weinberg and Kirshenbaum for Saul Rubinstein, owner, Odessa Restaurant, Incorporated, lessee.

MINUTES

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district in an existing two story commercial structure, the change in use of the second floor from meeting room into a catering and cabaret establishment.

PREMISES AFFECTED—1113 to 1123 Brighton Beach Avenue, northwest corner of Brighton 14th Street, Block 8716, Lot 19, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—
For Applicant: Harold Weinberg, P.E.
For Opposition: None.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

311-78-BZ

APPLICANT—Harold Herman for Solita N. Herman, Trustee.

SUBJECT—Application April 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the construction of of an additional floor to an existing multiple dwelling previously before the Board that increases the degree of non-compliance in open space ratio, floor area ratio, lot area per room and penetration of the sky exposure plane.

PREMISES AFFECTED—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Harold Herman.
For Opposition: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision, hearing closed.

314-78-BZ

APPLICANT—Solomon Sheer for 704 Greenwich Associates, owner.

SUBJECT—Application May 1, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an C8-4 district, the enlargement in floor area and conversion of an existing manufacturing and commercial structure into a multiple dwelling and joint living/working quarter.

PREMISES AFFECTED—704-712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan. Community Board #2M.

APPEARANCES—
For Applicant: Solomon Sheer, P.E., Doris Diether, C.B. #2, Jerome Kretchmer and Peter Thomson.
For Opposition: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision, hearing closed.

315-78-A

APPLICANT—Solomon Sheer for 704 Greenwich Associates, owner.

SUBJECT—Application May 1, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—704/712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision, hearing closed.

670-77-BZ

APPLICANT—Wechsler, Grasso, Menziuso for Lafayette Studio, Corporation, owner.

SUBJECT—Application October 24, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, the conversion of an existing six story building from commercial use into residential occupancy.

PREMISES AFFECTED—280/290 Lafayette Street, south side of Jersey Street and 115/127 Crosby Street, Block 510, Lots 6 and 9, Borough of Manhattan. Community Board #2M.

APPEARANCES—
For Applicant: Sheldon Lobel and Doris Diether, C.B. #2.
For Opposition: None.
For Administration: M. J. Harris, C.P.C.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 14, 1978, after due notice by publication in the Bulletin; laid over to February 21, 1978; then to March 14, 1978; then to April 11, 1978; then to May 2, 1978; then to May 23, 1978; then to June 20, 1978; then to July 5, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated October 4, 1977, acting on Alt. Applic. #686/1977, reads:

> "A6. Proposed residence bldg. (U.G. 2) is not permitted as of right in M1-5B zone and is therefore contrary to Section 42-00 ZR (There are no bulk or parking regulations)."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of John J. Walsh, P.E. and Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #2 recommended approval with conditions; and

WHEREAS, Little Italy Restoration Association has recommended approval of this application; and

WHEREAS, the premises has lost its viability for manufacturing occupancies; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, the conversion of an existing six-story building from commercial use into residential occupancy *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received October 24, 1977", 7 sheets, "May 19, 1978", 5 sheets, "June 16, 1978", one sheet, and "June 29, 1978", one sheet and *on further condition* that all occupancy above the first floor be restricted to artists-in-residence except for the present residential tenant, who will remain for a period of not more than three years, thereafter to be occupied by a certified artist; thereby creating artist-in-residence occupancy for the entire building above the first floor; that the first floor be restricted to conforming commercial or manufacturing occupancy; that the building comply with Article 7B of the Multiple Dwelling Law; and that all laws, rules and regulations applicable be complied with, and that sub-

stantial construction be completed within one year from the date of this resolution.

671-77-A

APPLICANT—Wechsler, Grasso, Menziuso for Lafayette Studio Corporation, owner.

SUBJECT—Application October 24, 1977—appeal from a decision of the Borough Superintendent re- stair enclosure, corridors, stairs, multiple dwelling law.

PREMISES AFFECTED—280/290 Lafayette Street, south side of Jersey Street and 115/127 Crosby Street, Block 510, Lots 6 and 9, Borough of Manhattan.

APPEARANCES—
For Applicant: Sheldon Lobel and Doris Diether.
For Administration: M. J. Harris, C.P.C.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

26-78-BZ

APPLICANT—Harry Soled for Bnos Jerusholaim DChasidel Belz, owner.

SUBJECT—Application January 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-2 district, the conversion of an existing four story structure into a parochial school on the first and second floors only.

PREMISES AFFECTED—12 Franklin Avenue and 293/401 Flushing Avenue, northwest corner, Block 2261, Lot 17, Borough of Brooklyn. Community Board **#1BK.**

APPEARANCES—
For Applicant: Harry Soled.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 20, 1978, after due notice by publication in the Bulletin; laid over to July 5, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated January 16, 1978, acting on Alt. Applic. #932/1977, reads:

"1. Proposed alteration to convert a factory in a M1-2 zone to a school, Use Group 3, is not permitted as of right under Section 42-10 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Philip P. Agusta, R.A. and Harry M. Carroll, P.E.; and

WHEREAS, the premises was previously occupied as an annex to the New York City Community College; and

WHEREAS, the premises has been vacant for a period of 5 years and the target of vandalism; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-2 district, the conversion of an existing four-story structure into a parochial school on the first and second floors only *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received June 23, 1978", 7 sheets; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

178-78-BZ

APPLICANT—Louis Lieberman for Mohar Construction Corp., owner.

SUBJECT—Application March 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required front yard and has less than required accessory parking.

PREMISES AFFECTED—1465 59th Street, north side, 155 feet west of 15th Avenue, Block 5706, Lot 51, Borough of Brooklyn. Community Board **#12BK.**

APPEARANCES—
For Applicant: Louis Lieberman.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 27, 1978, after due notice by publication in the Bulletin; laid over to July 5, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated May 31, 1978, acting on N.B. Applic. #201/1977, reads:

"1. Provide a minimum 30'-0" rear as per Section 23-47 of Zoning Resolution.

2. Proposed building exceeds the maximum floor area permitted under Section 23-141 of Zoning Resolution.

3. Proposed building does not comply with the minimum required open space required under Section 23-141 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Philip P. Agusta, R.A. and Harry M. Carroll, P.E. and whereas Community Board #12 has recommended approval on condition the building provide the required front yard, and whereas the applicant has revised the application, plans and building department record which creates a rear yard encroachment;

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and

it hereby is *granted*, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a three story, three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required rear yard and has less than the required accessory parking *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "March 9, 1978", 6 sheets and "June 29, 1978", 1 sheet and *on further condition* that the premises be restricted to an owner occupied three family dwelling; that a copy of a recorded restrictive covenant limiting the occupancy to (3) families be filed with the department of buildings prior to the issuance of a Certificate of Occupancy, that the Certificate of Occupancy shall indicate libre, page and date of recording of said covenant, that a smoke detection device be installed in each apartment; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

179-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—appeal from a decision of the Borough Superintendent re- Provision of wheelchair ramp.

PREMISES AFFECTED—1465 59th Street, north side, 155 feet west of 15th Avenue, Block 5706, Lot 51, Borough of Brooklyn.

APPEARANCES—
For Applicant: Louis Lieberman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 31, 1978, acting on N.B. #201/1977, reads:

"1. Provide a minimum 30'-0" rear yard as per Section 26 M.D. Law.

2. Provide at least one primary entrance accessible to and usable by individuals in wheelchairs as per Section C26-601.1 para. (D) of B.C."

and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be *granted* under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated May 31, 1978, acting on N.B. #201/1977, Objection Nos. 1 and 2 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under calendar #178-78-BZ and that all other laws, rules, and regulations be complied with.

180-78-BZ

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story family dwelling that exceeds the permitted floor area ratio has less than the required open space ratio, encroaches on the required front yard and has less than the required accessory parking.

PREMISES AFFECTED—1467 59th Street, north side, 133 feet west of 15th Avenue, Block 5706, Lot 50, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—
For Applicant: Louis Lieberman.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 27, 1978, after due notice by publication in the Bulletin; laid over to July 5, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated May 31, 1978, acting on N.B. Applic. #202/1977, reads:

"1. Provide a minimum 30'-0" rear yard as per Section 23-47 of Zoning Resolution.

2. Proposed building exceeds the maximum floor area permitted under Section 23-141 of Zoning Resolution.

3. Proposed building does not comply with the minimum required open space required under Section 23-141 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Philip P. Agusta, R.A. and Harry M. Carroll, P.E. and whereas Community Board #12 has recommended approval on condition the building provide the required front yard, and whereas the applicant has revised the application, plans and building department record which creates a rear yard encroachment;

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a three story, three family dwelling that exceeds the permitted floor area ratio has less than the required open space ratio, encroaches on the required rear yard and has less than the required accessory parking *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "March 9, 1978", 6 sheets and "June 29, 1978", 1 sheet and *on further condition* that the premises be restricted to an owner occupied three family dwelling; that a copy of a recorded restrictive covenant limiting the occupancy to (3) families be filed with the department of buildings prior to the issuance of a Certificate of Occupancy, that the Certificate of Occupancy shall indicate libre, page and date of recording of said covenant, that a smoke detection device be installed in each apartment; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

181-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—appeal from a decision of the Borough Superintendent re- provision of wheelchair ramp.

PREMISES AFFECTED—1471 59th Street, north side, 100 feet west of 15th Avenue, Block 5706, Lot 49, Borough of Brooklyn.

MINUTES

APPEARANCES—
For Applicant: Louis Lieberman.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated May 31, 1978, acting on N.B. Applic. #203/1977, reads:

"1. Provide a 30'-0" rear yard as per Section 26 M.D. Law.

2. Provide at least one primary entrance accessible to and usable by individuals in wheelchairs as per Section C26-601.1 para. (D) of B.C."

and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated May 31, 1978 acting on N.B. #203/77, Objection Nos. 1 and 2 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar #180-78-BZ and that all other laws, rules, and regulations be complied with.

182-78-BZ

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.
SUBJECT—Application March 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front yard.
PREMISES AFFECTED—1471 59th Street, north side, 100 feet west of 15th Avenue, Block 5706, Lot 49, Borough of Brooklyn. Community Board **#12BK.**
APPEARANCES—
For Applicant: Louis Lieberman.
For Opposition: None.
RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on June 27, 1978, after due notice by publication in the Bulletin; laid over to July 5, 1978; and
WHEREAS, the decision of the Borough Superintendent, dated May 31, 1978, acting on N.B. Applic. #203/1977, reads:

"1. Provide a minimum 30'-0" rear yard as per Section 23-47 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Philip P. Agusta R.A. and Harry M. Carroll P.E. and whereas Community Board #12 has recommended approval *on condition* the building provide the required front yard, and whereas the applicant has revised the application, plans and building department record which creates a rear yard encroachment;
WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.
Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required rear yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "March 9, 1978", 6 sheets and "June 29, 1978", 1 sheet and *on further condition* the premises be restricted to an owner-occupied three family dwelling, that a copy of a recorded restrictive covenant limiting the occupancy to (3) families be filed with the department of buildings prior to the issuance of a certificate of occupancy, that the certificate of occupancy shall indicate the libre page and date of recording of said covenant, that a smoke detection device be installed in each apartment, that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

183-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.
SUBJECT—Application March 9, 1978—appeal from a decision of the Borough Superintendent re- provision of entrance accessible to individuals in wheelchairs.
PREMISES AFFECTED—1467 59th Street, north side, 133 feet west of 15th Avenue, Block 5706, Lot 50, Borough of Brooklyn.
APPEARANCES—
For Applicant: Louis Lieberman.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated May 31, 1978, acting on N.B. Applic. #202/1977, reads:

"1. Provide a minimum 30'-0" rear yard as per Section 26 M.D. Law.

2. Provide at least one primary entrance accessible to and usable by individuals in wheelchairs as per Section C26-601.1 para. (D) of B.C."

and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be *granted* under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated May 31, 1978, acting on N.B. Applic. #202/77, Objection Nos. 1 and 2 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar #182-78-BZ and that all other laws, rules, and regulations be complied with.

Adjourned: 4:15 P.M.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

WEDNESDAY AFTERNOON, JULY 5, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

394-78-SM

APPLICANT—United States Gypsum Company, owner, E. V. Salvo, agent.

SUBJECT—Application May 24, 1978—one hour fire resistive noncombustible floor/ceiling assembly.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

394-78-SM: United States Gypsum Company, Tarrytown, New York, filed for approval of the one hour fire rated non-combustible floor/ceiling assembly described below under the provisions of Article 5 and RS 5 of the Building Code of the City of New York.

PROPOSED USE: One hour fire rated non-combustible floor/ceiling assembly.

DESCRIPTION: The assembly consists of 2½" thick normal weight concrete, 3000 psi nominal strength, on 28 gauge corrugated galvanized steel decking, with 6 x 6 10 gauge mesh. The decking is supported by 18 gauge steel joists, 7½ deep, which are spaced 24" o.c. A base layer of ⅝" thick Sheetrock Firecode C is screw attached to the joists. An additional 6" strip of ⅝" thick Sheetrock Firecode C is screw attached above each butt joint of the Sheetrock base layer.

INSPECTION AND TEST: The assembly was tested and approved with a one hour fire rating by the Consulting Engineers Group, Incorporated, Glenview, Illinois, Armand H. Gustaferro, P.E., Registered Structural Engineer No. 2917, State of Illinois.

RECOMMENDATIONS: The Committee on Test recommends the approval of the one hour fire rated non-combustible floor/ceiling assembly described above, on condition that all plans for proposed installations of the assembly filed with the Department of Buildings shall show compliance with all applicable requirements of the Building Code, shall include graphic and illustrative material which satisfactorily represents the assembly as it is used, and shall state that the assembly is approved by the Board of Standards and Appeals for use in New York City under Calendar Number 394-78-SM.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

395-78-SA

APPLICANT—ADY Company, Incorporated, owner.

SUBJECT—Application May 26, 1978—4510 Annunciator Control System.

APPEARANCES—
For Applicant: Arthur E. Wieboldt.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

395-78-SA: ADT, Incorporated, New York, filed for approval of the 4510 Annunciator Control System under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Annunciator for fire alarm system.

DESCRIPTION: The annunciator is a lamp indicator, 38 zone maximum, 24 volt D.C. unit. The readout includes zone alarm and trouble indication plug-in modules, common alarm and trouble indicators, A.C. power, and ground supervision. Circuit breaks are either annunciated or a backup is provided for emergency operation. A normally open contact actuating device can be connected to the system. When a contact is closed, the alarm circuit is operated and the appropriate zone lamp and common alarm lamp are lighted. The common alarm lamp can be reset by pushbutton to allow display of any succeeding alarms. The A.C. input to the power supply is supervised.

INSPECTION AND TEST: The annunciator has been tested and approved by Underwriters' Laboratories (File S232) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends the approval of the 4510 Annunciator Control System under the provisions of Article 17 and RS 17 of the Building Code of the City of New York on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code, the Administrative Code, and Fire Prevention Directives. The annunciators shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 395-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

401-78-SA

APPLICANT—Rusco Industries, Incorporated, owner.

SUBJECT—Application May 31, 1978—Rusco American Bidet.

APPEARANCES—
For Applicant: Nate Sassonov.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

401-78-SA: Rusco American Bidet Corporation, a subsidiary of Rusco Industries, Incorporated, Burbank, California, filed for approval of the Rusco American Bidet under the provisions of Article 16 and RS 16 of the Building Code of the City of New York.

PROPOSED USE: Bidet.

DESCRIPTION: The bidet is an automatic toilet appliance with a self-contained washing mechanism which can be operated by pushbutton or foot switch. It is made of plastic and replaces a normal toilet seat. The bidet provides two warm water and warm air streams. Features include a water pressure regulator dial and room deodorizer dispenser. It has orthopedic, medical, neurological, surgical, and normal uses. Connections to the potable water supply are made through an air gap.

INSPECTION AND TEST: The bidet has been tested and approved by the City of Los Angeles Department of Building and Safety (Application No. 171005). The air gap for potable water connections is required by the Building Code of the City of New York.

RECOMMENDATIONS: The Committee on Test recommends the approval of the Rusco American Bidet on condition that all uses, locations, and installations shall comply with the applicable requirements of Article 16 and RS 16 of the Building Code of the City of New York. The bidets shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 401-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

409-78-SA

APPLICANT—The Bodine Company, Incorporated, owner.

SUBJECT—Emergency lighting.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

409-78-SA: The Bodine Company, Incorporated, Collierville, Tennessee, filed for approval of Bodine B50 Fluorescent Emergency Ballasts, Models B 50 N, B 50 F-48, B 50 F-96, and B 50L, under the provisions of Section C26-107.2 of the Building Code of the City of New York.

PROPOSED USE: Standby, emergency lighting.

DESCRIPTION: Models B 50 N and B 50 L are installed in the ballast channels of new fluorescent fixtures. Models B 50 F-48 and B 50 F-96 are installed in the ballast channels of new or existing fluorescent fixtures. Lamps of up to 8 feet long, U-shaped or slimline (lamps), are provided. The power source is a 12 volt nickel cadmium battery. The battery is constantly charged by the normal AC current rectified to low voltage DC current. When AC power fails, solid state voltage sensing circuitry instantaneously connects the DC current from the battery to an inverter, which produces high frequency, high voltage AC current to illuminate the lamp at reduced output (750 to 1000 lumens) for a minimum of 90 minutes.

INSPECTION AND TEST: The emergency lighting ballasts have been tested and approved by Underwriters' Laboratories (File E49328) and have been approved by the Electrical Advisory Board, New York City Bureau of Gas and Electricity.

RECOMMENDATIONS: The Committee on Test recommends the approval of Bodine B 50 Fluorescent Emergency Ballasts, Models B 50 N, B 50 F-48, B 50 F-96, and B 50 L, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and the Electrical Code of the City of New York. The emergency lighting ballasts shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 409-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

MINUTES

116-67-SM

APPLICANT—American Tree and Wreath, Division of American Technical Industries, Incorporated, owner.

SUBJECT—Additional artificial Christmas trees.

APPEARANCES—
For Applicant: Mark Moskovitz.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
116-67-SM: Amendment to resolution to include additional artificial Christmas trees.

American Tree and Wreath, Division of American Technical Industries, Incorporated, Mount Vernon, New York, requested that the resolution adopted June 20, 1967 under Calendar Number 116-67-SM be reopened and amended to include additional artificial Christmas trees.

PROPOSED USE: Artificial Christmas trees.

DESCRIPTION: The additional trees are the Traditional Mountain King R and Mountain King R, and the "Fold-Away" line of these and other previously approved trees.

All of the additional trees are made of the same material, flame retardant polyvinyl chloride monofilament needles twisted in wire to form branches, as were used for the previously approved trees.

The Traditional Mountain King R and Mountain King R differ from previously approved trees in that they are consructed of two layers and use a steel pole instead of a wooden pole.

The "Fold-Away" line differs in that the branches are hunged and can be folded in to be gathered and contained in a hoop.

INSPECTION AND TEST: The tree branches were tested and approved in accordance with the requirements of the Board's Flameproofing Rules by the Better Fabrics Testing Bureau (Report No. 18264).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted June 20, 1967 under Calendar Number 116-67-SM be reopened and amended to include additional artificial Christmas trees, the Traditional Mountain King R, Mountain King R, and the "Fold-Away" line, on condition that all uses and locations shall comply with the applicable requirements of the Building Code of the City of New York, the Board's Flameproofing Rules, and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *Resolution* in accordance with the above report.

413-53-SM

APPLICANT—Victaulic Company of America, owner.

SUBJECT—Additional fittings.

APPEARANCES—
For Applicant: M. R. Huffman.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
413-53-SM: Amendment to resolution to include additional fittings.

Victaulic Company of America, South Plainfield, New Jersey, requested that the resolution adopted September 22, 1953 and amended through July 15, 1975 under Calendar Number 413-53-SM be reopened and amended to include additional pipe fittings.

PROPOSED USE: Pipe fittings.

DESCRIPTION: The additional fittings are the Style 96 Fast Installation Tee (F.I.T.), Style 922 Hooker Sprinkler Outlet Fitting, and Style 930 Vic-Tap Fittings for Fire Protection Service.

Style 96 uses locking lugs with semi-circular teeth which cut into the pipe to secure it to the fitting. The pressure gasket is rated at 175 psi. Fire protection lines are the major uses of the fitting. The fitting is available in 1", 1¼", 1½" and 2" sizes with ½", ¾" and 1" threaded outlets.

Style 922 is a single bolt/pressure gasket fitting used to insert sprinkler heads into holes drilled in Schedule 10 through 40 steel pipe in sizes 1¼" through 2½", with ½" or ¾" threaded sprinkler head outlets. The fitting has a malleable iron locating collar which fits into the hole drilled in the pipe. The rated working pressure is 175 psi.

Style 930 provides a 2½" connection to 6" lightwall or heavy wall steel fire protection pipe. The fitting uses knurled grips embedded in a malleable iron housing to grip the pipe for permanent positioning. The installation requires a hole drilled in the pipe. The fitting includes a gate valve, which allows a branch line to be put on or off steam. The rated working pressure is 300 psi.

INSPECTION AND TEST: The fittings have been tested and approved by Underwriters' Laboratories (Ex 1820 and Ex 3179).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted September 22, 1953 and amended through July 15, 1975 under Calendar Number 413-53-SM be reopened and amended to include additional Victaulic pipe fittings, Style 96 Fast Installation Tee (F.I.T.), Style 922 Hooker Sprinkler Outlet Fitting, and Style 930 Vic-Tap Fittings for Fire Protection Service, on condition that all uses, locations, and installations of the fittings shall comply with the applicable requirements of Articles 16 and 17 and Reference Standards RS 16 and RS 17 of the Building Code of the City of New York and the requirements of the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of cor-

porate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *Resolution* in accordance with the above report.

215-72-SM

APPLICANT—Bowman Construction Products, Cyclops Corporation, Elwin G. Smith Division, owner.

SUBJECT—Additional fire rated floor/ceiling assembly.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
215-72-SM: Amendment to resolution to include additional fire rated floor/ceiling assembly.

Bowman Construction Products, Cyclops Corporation, Elwin G. Smith Division, Heidelberg, Pennsylvania, requested that the resolution adopted May 16, 1972 and amended through September 20, 1977 under Calendar Number 215-72-SM be reopened and amended to include an additional fire rated floor/ceiling assembly.

PROPOSED USE: Fire rated floor/ceiling assembly (1, 1½, 2, 3 hours).

DESCRIPTION: The assembly U. L. Design No. D916, is supported by W8 x 28 minimum size steel beams. The beams are protected with 17 pcf cementitious sprayed fireproofing, ½" thick for 1, 1½, and 2 hour ratings and ⅞" thick (¾" thick if floor deck is all fluted) for a 3 hour rating.

The steel floor decks are 1½" through 3" deep composite fluted, cellular, or combination units. The minimum gauges are 22 for the fluted units and 20/20 for the cellular units. The units are Bowman 1½", 2", 3" V-Grip, 1½" RV-Grip, 2" VW, 1½" VW4, and 3" VW3.

The concrete slab over the floor decks of the assembly is 3500 psi normal weight or 3000 psi lightweight, with embedded 6 x 6 10/10 gauge welded wire fabric. Thicknesses are as follows:

Rating (hours)	*Concrete Type*	*Concrete Thickness (inches)*
1	normal weight	3½
1½	normal weight	4
2	normal weight	4½
2	lightweight	3¼
3	lightweight	4 3/16

INSPECTION AND TEST: The assembly has been approved with the fire ratings listed above by Underwriters' Laboratories (File R4339) on the basis of tests and engineering evaluations.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted May 16, 1972 and amended through September 20, 1977 under Calendar Number 215-72-SM be reopened and amended to include an additional fire rated floor/ceiling assembly, as specified by U. L. Design No. D916, with fire ratings and Bowman steel floor decks as listed above on condition that all uses, locations, and installations of the assembly shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *Resolution* in accordance with the above report.

281-73-SA

APPLICANT—Grinnell Fire Protection, System Company, Incorporated, owner.

SUBJECT—To include modified automatic sprinkler heads.

APPEARANCES—
For Applicant: Alfonso Duarte.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
281-73-SA: Amendment to resolution to include modified automatic sprinkler heads.

Grinnell Fire Protection Systems Company, Incorporated, Providence, Rhode Island, requested that the resolution adopted September 18, 1973 and amended June 3, 1975 under Calendar Number 281-73-SA be reopened and amended to include modified automatic sprinkler heads.

PROPOSED USE: Automatic sprinkler heads.

DESCRIPTION: The modified automatic sprinkler heads are the Model F920B (formerly F920A) pendant head and the Model F922 recessed head. Both are similar to previously approved models, but differ in that a stronger spring and new seal and cover are used, the length of the lands (flat areas between grooves) is being reduced, and the knife edge is being used as the guide.

INSPECTION AND TEST: The sprinkler heads have been tested and approved by Underwriters' Laboratories (File EX 2813).

RECOMMENDATIONS: The Committees on Test recommends that the resolution adopted September 18, 1973 and amended June 3, 1975 under Calendar Number 281-73-SA be reopened and amended to include modified automatic sprinkler heads, Model F920B pendant head and Model F922 recessed head, on condition that all uses, locations, and installation of the sprinkler heads shall comply with the

applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Arch.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *Resolution* in accordance with the above report.

354-72-SA

APPLICANT—Mono-Therm Industries, Incorporated, owner.

SUBJECT—To include additional insulation.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., applicant to be notified.

823-77-SM

APPLICANT—Booth Fire Escape, Limited, owner.

SUBJECT—Evacuation system.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for deferred decision.

6-78-A

APPLICANT—McGee and Morsellino for John Yonke, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—36-14 Bud Place, northwest corner of 36th Road, Block 4968, Lots 24, 28, 29 and 30, Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: Vice-Chairman Agusta 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 29, 1977, on Alt. Applic. #1167/77, reads:

"1. The proposed 100% on site disposal of storm water for a 13,000 sq. ft. enlargement to an existing building used for manufacturing, auto repair shop and warehouse, where no public storm sewer into which discharge is feasible, is located within 500 feet of the property, is contrary to RS-16, P110.2(c)(5) and P110.2(c)(2)."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions.*

Resolved, that the decision of the Borough Superintendent, dated December 29, 1977, acting on Alt. Applic. #1167/77, Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977) *on further condition* that the building shall substantially conform to drawings, marked received "January 5, 1978", 5 sheets and that all laws, rules and regulations shall be complied with.

68-78-A

APPLICANT—Leonard F. Rothkrug for Jesus LaFuente and Anna G. LaFuente, owners.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- sidewalk curb in accordance with the requirements of the Department of Highways.

PREMISES AFFECTED—840 West Fingerboard Road, southeast corner of Woodlawn Avenue, Block 3209, Lot 1, Dongan Hills, Borough of Staten Island.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 6, 1978, on N.B. Applic. #211/75, reads:

"No Certificate of Occupancy can be issued unless street sidewalk, curb are installed according to the requirements of the Department of Highways as per Sect. 36 of the General City Law."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 6, 1978, acting on N.B. Applic. #211/75, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that a temporary asphalt strip be placed to give vehicular access to the property; and *on further condition* that the sidewalk area be graded, paved and maintained to a safe condition; that a grade waiver be filed in the Richmond County Clerk's Office prior to the issuance of a Certificate of Occupancy; and that the building shall substantially comply with drawings, marked "Received February 13, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

MINUTES

170-78-A

APPLICANT—William S. Bannon for Consolidated Edison Company of New York, Incorporated, owner.

SUBJECT—Application March 2, 1988—appeal from a decision of the Fire Commissioner re- installation of fog spray system.

PREMISES AFFECTED—36-04 Vernon Boulevard, west side, 50 feet south of 36th Avenue, Block 357, Lot 1, Ravenswood, Borough of Queens.

APPEARANCES—
For Applicant: Victor C. Gonnecca.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated February 3, 1978, on Acct. #W801408/409, reads:

"Proposed installation of fog spray system as authorized by Department of Ports and Terminals Application 770148 and Fire Department Plan #61-77 for fuel oil tank loading station area is not acceptable, since installation does not provide for a separate water supply from the city water main with an adequate water pump as required by the Administrative Code C19.50.5B."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the letter of the Fire Commissioner, Superintendent, dated February 3, 1978, acting on Acct. #W801-408/409, be and it hereby is *modified* and that the appeal be *granted* on condition that a pump with a rated capacity of 1500 gallons per minute at 150 psi be installed; and that additional spray nozzles be installed to the satisfaction of the Fire Commissioner; and *on further condition* that the buiding shall substantially conform to drawings, marked "Received March 2, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

986-77-A

APPLICANT—Redken Laboratories, Incorporated, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Fire Commissioner re- packaging of nail polish remover in 16 ounce, high density, polyethylene container with a cap made of phenolic material with a poly aluminum mylar liner, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to September 12, 1978, at 2 P.M., pending receipts of flammability tests, hearing closed.

66-78-A

APPLICANT—McGee and Morsellino for Amoco Oil Company, owner.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- proposed use of self service gasoline pumps.

PREMISES AFFECTED—529 Utica Avenue, southwest corner of Rutland Road, Block 4604, Lot 1, Borough of Brooklyn.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Decision deferred to July 11, 1978, at 2 P.M., hearing closed.

67-78-A

APPLICANT—McGee and Morsellino for Amoco Oil Company, Long-term lessee.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- proposed use of self service gasoline pumps.

PREMISES AFFECTED—1130 Pennsylvania Avenue, northwest corner of Flatlands Avenue, Block 4412, Lots 29 and 32, Borough of Brooklyn.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Decision deferred to July 11, 1978, at 2 P.M., hearing closed.

77-78-A

APPLICANT—Neil W. Talling for Chrysler Corporation, owner.

SUBJECT—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Mopar Winter Anti-Freeze Summer Coolant—Part No. 4106784", in one (1) gallon oblong polyethylene with child proof polyporpelene with foil seal, container not in compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis Fire Dept.

ACTION OF BOARD—Decision deferred to July 18, 1978, at 2 P.M., hearing closed.

75-78-A

APPLICANT—The Frank D. Bower Company, owner.

SUBJECT—Application February 14, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Great Balls of Fire", in six (6) pound bag—two (2) ply fifty (50) pound kraft inner bag laminate cellophane and polyethylene, container not in compliance with the Administrative Code of the City of New York.

APPEARANCES—
For Applicant: Frank D. Bower.
For Administration: Lt. R. J. Ellis Fire Dept.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision, hearing closed.

97-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Andrew Taranto, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—200 Kingdom Avenue, west side, 220.00 feet south of Eylandt Street, Block 6572, Lot 46, Huguenot, Borough of Staten Island.

APPEARANCES—
For Applicant: Roger Parker.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

101-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—268 Bennett Avenue, south side, 229.66 feet east of Lexa Place, Block 6324, Lot 95, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: Peter F. Oddo Jr.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P. M., for decision; hearing closed.

102-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—278 Bennett Avenue, south side, 129.66 feet east of Lexa Place, Block 6324, Lot 90, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P. M., for decision; hearing closed.

103-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—290 Bennett Avenue, southeast corner of Lexa Place, Block 6324, Lot 84, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P. M., for decision; hearing closed.

104-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—75 Lexa Place, east side, 66.75 feet south of Bennett Avenue, Block 6324, Lot 79, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

105-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—115 Collyer Avenue, northeast corner of Lexa Place, Block 6324, Lot 75, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

106-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—105 Collyer Avenue, north side, 103.78 feet east of Lexa Place, Block 6324, Lot 67, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over ot July 11, 1978, at 2 P.M., for decision; hearing closed.

107-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—93 Collyer Avenue, north side, 203.78 feet east of Lexa Place, Block 6324, Lot 62, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

109-78-A

APPLICANT—Albert Melniker, for 900 Huguenot Avenue, Incorporated, owner.

SUBJECT—Application February 22, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use of portion of frame building from residential to commercial partially located in the bed of a mapped street is contrary to Sec. C26-248.0 (4) of the A. C. and Sec. 35 of the General City Law.

PREMISES AFFECTED—888 Huguenot Avenue, west side, 129.17 feet north of Amboy Road, Block 6815, Lot 58, Huguenot, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker and Joe E. Huser.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P. M., for decision; hearing closed.

166-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for David Reed, owner.

SUBJECT—Application March 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—139 Tallman Street, north side, 187.01 feet east of Barclay Avenue, Block 6382, Lot 67, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: Roger Parker.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

167-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Prestige Estates, Inc., owner.

SUBJECT—Application March 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—184 Tallman Street, south side, 100.20 feet west of Barclay Avenue, Block 6417, Lot 43, Annadale, Borough of Staten Island.

MINUTES

APPEARANCES—
For Applicant: Roger Parker.
ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

168-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Prestige Estates, Inc., owner.
SUBJECT—Application March 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.
PREMISES AFFECTED—194 Tallman Street, south side, 150.22 feet east of Lipsett Avenue, Block 6417, Lot 38, Annadale, Borough of Staten Island.
APPEARANCES—
For Applicant: Roger Parker.
ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

175-78-A

APPLICANT—Nicholas J. Salvadeo for Staten Structures Inc., owner.
SUBJECT—Application March 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—1547 Arthur Kill Road, north side, 225.8 feet east of Arden Avenue, Block 5900, Lot 20, Huguenot, Borough of Staten Island.
APPEARANCES—
For Applicant: Nicholas J. Salvadeo.
ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

176-78-A

APPLICANT—Nicholas J. Salvadeo for Staten Structures Inc., owner.
SUBJECT—Application March 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—1549 Arthur Kill Road, north side, 2258 feet east of Arden Avenue, Block 5900, Lot 20, Arthur Kill ,Borough of Staten Island.
ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

177-78-A

APPLICANT—Nicolas J. Salvadeo for Staten Structures, Incorporated, owner.
SUBJECT—Application March 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—1551 Arthur Kill Road, north side, 2258 feet east of Arden Avenue, Block 5900, Lot 20, Huguenot, Borough of Staten Island.
ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

386-78-A

APPLICANT—Paschal Corbo for Anthony Carlo and Lillian Carlo, owners.
SUBJECT—Application May 25, 1978—for reinstatement of Building Permit.
PREMISES AFFECTED—47 Burgher Avenue, north side, 437.20 feet east of Richmond Road, Block 3290, Lot 66, Dongan Hills, Borough of Staten Island.
APPEARANCES—
For Applicant: Albert P. de Lillo and Nicholas J. Salvadeo.
ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; hearing closed.

397-78-A

APPLICANT—Nicholas J. Salvadeo for Vincent Vivolo, owner.
SUBJECT—Application May 29, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.
PREMISES AFFECTED—1297 Arthur Kill Road, north side, 433.15 feet west of Woodrow Road, Block 5840, Lot 1, Annadale, Borough of Staten Island.
APPEARANCES—
For Applicant: Nicholas J. Salvadeo.
ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; hearing closed.

Adjourned: 5:00 P.M.

ALAN D. GERSHUNY, *Executive Director*

SPECIAL MEETING

SPECIAL MEETING

THURSDAY MORNING, JULY 6, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

198-78-A

APPLICANT—William S. Bannon for Consolidated Edison Company of New York, Incorporated, owner.

SUBJECT—Application March 21, 1978—appeal from a decision of the Fire Commissioner re- proposed installation of a 4.8 megawatt Fuel Cell Demonstrator Electric Generator.

PREMISES AFFECTED—813 East 15th Street, north side, 485 feet east of Avenue "C", Block 990, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Anthony Nappi, Sal Fasciana, Sal Dambra, Ken Glasser and Robert Crane.

For Administration: Chief Sidney Ifshin, Chief Milton Fishkin and Lt. Robert Ellis.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; additional information; hearing closed.

Adjourned: 11:45 A.M.

ALAN D. GERSHUNY, *Executive Director*

BOARD OF STANDARDS AND APPEALS
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BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
OF THE CITY OF NEW YORK

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York, N. Y. 10013.
TELEPHONE—566-5174.

CONTENTS

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, July 11, 1978, Affecting Calendar Numbers—

348-57-A	889-55-BZ—	279-78-BZ
850-76-A	Vol. II	290-78-BZ
851-76-A	414-74-BZ	291-78-BZ
864-76-A	237-76-BZ	293-78-BZ
131-77-A	73-77-BZ	310-78-BZ
91-78-A	74-77-A	341-78-BZ
570-52-BZ	921-77-BZ	876-77-BZ
115-53-BZ	940-77-BZ	10-78-BZ
23-58-BZ	967-77-BZ	111-78-BZ
436-59-BZ	223-78-A	112-78-A
623-67-BZ	39-78-BZ	197-78-BZ
541-68-BZ	165-78-BZ	280-78-BZ
77-73-BZ	188-78-BZ	281-78-A
328-74-BZ	199-78-BZ	282-78-BZ
726-76-BZ	202-78-BZ	283-78-A
171-78-BZ	234-78-BZ	313-78-BZ
807-52-BZ	278-78-BZ	

Minutes of Regular Meeting, Tuesday Afternoon, July 11, 1978, Affecting Calendar Numbers—

673-77-A	86-78-A	299-78-A
674-77-A	87-78-A	300-78-A
675-77-A	88-78-A	396-78-A
676-77-A	89-78-A	630-56-GR
677-77-A	90-78-A	654-77-A
678-77-A	92-78-A	901-77-A
679-77-A	93-78-A	902-77-A
680-77-A	94-78-A	903-77-A
681-77-A	95-78-A	904-77-A
682-77-A	96-78-A	942-77-A
683-77-A	97-78-A	943-77-A
684-77-A	101-78-A	944-77-A
685-77-A	102-78-A	49-78-A
686-77-A	103-78-A	66-78-A
687-77-A	104-78-A	67-78-A
688-77-A	105-78-A	76-78-A
689-77-A	106-78-A	81-78-A
690-77-A	107-78-A	163-78-A
691-77-A	109-78-A	247-78-A
54-78-A	157-78-A	273-78-A
55-78-A	158-78-A	301-78-A
56-78-A	166-78-A	302-78-A
57-78-A	167-78-A	303-78-A
58-78-A	168-78-A	304-78-A
59-78-A	175-78-A	305-78-A
82-78-A	176-78-A	306-78-A
83-78-A	177-78-A	331-78-A
84-78-A	212-78-A	342-78-A
85-78-A	298-78-A	400-78-A

CALENDAR

DOCKET

New Cases Filed up to July 11, 1978

Cal. No. *Dept.* *Premises Affected*

522-78-BZ—B.M.—117 East 115th Street, north side, 155 feet east of Park Avenue, Block 1643, Lot 8, Borough of Manhattan, Community Board #**11M.**, Alt. #540/78. re- Commercial use (UG-6) not permitted in res. dist. Cont. to Sec. 22-00 ZR.

523-78-SM—Safety Gage, Model B74, manufactured by Safety Gage Company, Incorporated. Material.

524-78-A—B.S.I.—14 Florence Place, south side, 111.25 feet west of Seguine Avenue, Block 6720, Lot 17, Princess Bay, Borough of Staten Island, N.B. #1375/77. re- Sec. 36, building not fronting on a legal street, General City Law.

525-78-A—B.S.I.—145 Tallman Street, north side, 107.01 feet east of Barclay Avenue, Block 6382, Lot 69, Annadale, Borough of Staten Island, N.B. #874/78. re- Sec. 36, building not fronting on a legal street, General City Law; Storm water disposal, Local Law #7.

526-78-A—B.S.I.—1002 Ionia Avenue, south side, 289.92 feet east of Lenevar Avenue, Block 6918, Lot 22, Princess Bay, Borough of Staten Island, N.B. #873/78. re- Storm water disposal, Local Law #7.

527-78-A—F.D.—Packaging of flammable mixture known as "Siloo Windshield Washer, Ready-Mix Anti-Freeze", in round one quart metal can completely sealed, manufactured by Siloo Incorporated.

528-78-A—B.S.I.—220 Main Street, south side, 94.23 feet east of Craig Avenue, Block 8048, Lot 57, Tottenville, Borough of Staten Island, N.B. #564/74. re- Storm water disposal, Local Law #7.

529-78-A—B.S.I.—201 Butler Avenue, north side, 59.39 feet east of Craig Avenue, Block 8048, Lot 34, Tottenville, Borough of Staten Island, N.B. #565/74. re- Storm water disposal, Local Law #7.

530-78-A—B.S.I.—210 Main Street, south side, 94.23 feet east of Craig Avenue, Block 8048, Lot 57, Tottenville, Borough of Staten Island, N.B. #563/74. re- Storm water disposal, Local Law #7.

531-78-BZ—B.S.I.—2408 Richmond Road, northeast corner of Cloister Place, Block 3626, Lot 1, New Dorp, Borough of Staten Island, Alt. #95/78, Community Board #**2S.I.** re- Proposed change from UG6 to UG7, in a building located within R3-2 dist., Cont. to Sec. 22-00 and 52-34 ZR; structural enlargement; bulk, parking or loading berths for commercial use.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

SEPTEMBER 26, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 26, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

678-56-BZ

APPLICANT—Donald D. Fisher for Four Guds Realty Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired July 9, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use B area district, the construction of a one story building of Class 3 construction to be occupied as a retail store and occupying more than the permitted area.

PREMISES AFFECTED—408 East 11th Street, south side, 144 feet east of 1st Avenue, Block 438, Lot 12, Borough of Manhattan. Community Board #**3M.**

547-62-A

APPLICANT—Herbert Gallin for Jerome R. Jakubovitz, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 14, 1975—appeal from a decision of the Borough Superintendent—filed pursuant to Section 310 of the Multiple Dwelling Law, Section 34 of the Multiple Dwelling Law re- cellar apartment; previously granted on condition.

PREMISES AFFECTED—2179-2187 Matthews Avenue, west side, 92.1 feet south of Pelham Parkway South, Block 4322, Lots 43, 45 and 47, Borough of The Bronx.

576-64-BZ

APPLICANT—Leonard F. Rothkrug for Bethany Baptist Church, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 73-641 of the Zoning Resolution, permitting in a R6 district, the enlargement in area of an existing church to provide for a school that exceeds the permitted lot coverage.

PREMISES AFFECTED—141-47 Decatur Street, 440-460 Sumner Avenue, northeast corner, 216-220 MacDonough Street, Block 1856, Lots 38 and 41, Borough of Brooklyn. Community Board #**3BK.**

50-71-BZ

APPLICANT—Millard Bresin for Amoco Oil Company, long term lessee in control of property.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 73-211 and 73-212 of the Zoning Resolution, permitting in a C2-3 district, the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—6401 to 6407 4th Avenue and 402 to 408 64th Street, southeast corner, Block 5818, Lot 5, Borough of Brooklyn.

888-60-BZ

APPLICANT—George Perotto for Theodore Tanner, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a local retail district, the erection and maintenance of a gasoline service station, auto washing (non-automatic) lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and proposed ground sign.

PREMISES AFFECTED—160-06 Union Turnpike, southeast corner of 160th Street, Block 6855, Lot 31 (formerly Lots 31 and 33), Jamaica, Borough of Queens. Community Board #**8Q.**

CALENDAR

ZONING CASES

208-78-BZ

APPLICANT—Albert Melniker for Frank Tambakis, Nicholas and Ann Tambakis, owners.

SUBJECT—Application March 30, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story for use as a funeral establishment with accessory parking in the open area.

PREMISES AFFECTED—2145 Richmond Avenue, east side, 11.74 feet south of Rockland Avenue, Block 2360, Lot 54, New Springville, Borough of Staten Island. Community Board #2S.I.

209-78-A

APPLICANT—Albert Melniker for Frank Tambakis, Nicholas and Ann Tambakis, owners.

SUBJECT—Application March 30, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2145 Richmond Avenue, east side, 11.74 feet south of Rockland Avenue, Block 2360, Lot 54, New Springville, Borough of Staten Island.

285-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner, Steven Liebman, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—343-345 West 30th Street, north side, 236 feet east of Ninth Avenue, Block 754, Lots 16 and 17, Borough of Manhattan. Community Board #4M.

286-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner, Steven Liebman, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—337-339 West 30th Street, north side, 321 feet east of Ninth Avenue, Block 754, Lots 19 and 20, Borough of Manhattan. Community Board #4M.

295-78-BZ

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.

SUBJECT—Application April 20, 1978—decision of the Borough Superintendent, under Sections 72-21 and 72-01(b) of the Zoning Resolution, to permit in a R4 district, on a plot with less than the required lot area, the erection of a two family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—63-14 54th Avenue, south side, 112.38 feet east of 63rd Street, Block 2366, Lot 93, Maspeth, Borough of Queens. Community Board #2Q.

296-78-BZ

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.

SUBJECT—Application April 20, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a three story, three family dwelling that encroaches on the required front, side and rear yards and penetrates the sky exposure plane.

PREMISES AFFECTED—63-18 54th Avenue, south side, 147.68 feet east of 63rd Street, Block 2366, Lot 95, Maspeth, Borough of Queens. Community Board #2Q.

385-78-A

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- rear yard and side yard dimensions.

PREMISES AFFECTED—63-18 54th Avenue, south side, 147.68 feet east of 63rd Street, Block 2366, Lot 95, Maspeth, Borough of Queens.

330-78-BZ

APPLICANT—Abraham Grossman for 14th Road Realty Corporation, owner.

SUBJECT—Application May 4, 1978—decision of the Borough Superintendent, under Section 73-50 of the Zoning Resolution, to permit in a M1-1 district, the enlargement in area of an existing food processing establishment (bakery) that encroaches in the required front yard along a district boundary.

PREMISES AFFECTED—115-05 15th Avenue, north side, 250 feet east of 114th Street, 115-10 14th Road, Block 4067, Lots 15, 22, College Point, Borough of Queens. Community Board #7Q.

277-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin et al for Bowery Savings Bank, St. James Place, Incorporated, Iandor Realty Corporation, owner.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a R4 district, the construction and maintenance of an off-site accessory parking facility for a lork.

PREMISES AFFECTED—2228 Hendrickson Street, west side, 210 feet south of Avenue U, Block 8558, Lots 55, 57 and 59, Borough of Brooklyn. Community Board #18BK.

Laid over from July 5, 1978 for hearing.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 26, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, September 26, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

38-78-A

APPLICANT—Albert Melniker, A.I.A. for Marc Wood, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1825 Forest Avenue, north side, 225 feet west of Morningstar Road, Block 1180, Lot 13, Borough of Staten Island.

CALENDAR

210-78-A

APPLICANT—Albert Melniker for The Church of Jesus Christ of Latter-Day Saints, owner.

SUBJECT—Application March 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—913 Rockland Avenue, north side, 893.63 feet west of Forest Hill Road, Block 1992, Lot 50, New Springville, Borough of Staten Island.

249-78-A

APPLICANT—Arthur Guttman for Fran Ed Equities, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use on the 4th and 5th stories from permanently vacant to joint living work quarters for artists.

PREMISES AFFECTED—59-63 Allen Street, west side, 75.1 feet south of Grand Street, 88 Eldridge Street, Block 307, Lot 24, Borough of Manhattan.

289-78-A

APPLICANT—Alphonse J. Calvanico for Harvard Borg, owner.

SUBJECT—Application April 18, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7), and pursuant to Section 36, Art. 3 of the General City Law —bldg. not fronting on a legally mapped street.

PREMISES AFFECTED—189 Noel Street, north side, 94.38 feet west of Holdridge Avenue, Block 6366, Lot 49, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 4, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, October 4, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

394-73-BZ

APPLICANT—Leonard F. Rothkrug for Paul and Nunzia Petrone, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the conversion of an accessory five car garage to an automobile repair shop.

PREMISES AFFECTED—211-21 and 211-27 45th Road, north side, 200 feet east of 211th Road, Block 1713, Lots 46 and 47, Bayside, Borough of Queens. Community Board #11Q.

47-77-BZ

APPLICANT—Sheldon Lobel for Antonio and Rachele Nunziata, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 31, 1978 —decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 district, the conversion of a two car garage accessory to a dwelling into an automoible repair shop.

PREMISES AFFECTED—620 East 186th Street and 2342 Hughes Avenue, southeast corner, Block 3074, Lot 8, Borough of The Bronx.

ZONING CASES

73-78-BZ

APPLICANT—Edwin Storch for Doris Batt and Elsie Batt, owners.

SUBJECT—Application February 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a two story basement enlargement to a multiple dwelling that increases the degree of non-compliance in floor area ratio, open space ratio and lot area per room.

PREMISES AFFECTED—102-06 27th Avenue, southeast corner of Humphreys Street, Block 1661, Lot 1, Corona, Borough of Queens. Community Board #3Q.

74-78-A

APPLICANT—Edwin Storch for Doris Batt and Elsie Batt, owners.

SUBJECT—Application February 14, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—102-06 27th Avenue, southeast corner of Humphreys Street, Block 1661, Lot 1, Corona, Borough of Queens.

115-78-BZ

APPLICANT—Sheldon Lobel for Ivan Natchev and Jacqueline Natchev, owners.

SUBJECT—Application February 16, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-2 district, the maintenance of an automobile laundry that has less than the required reservoir space.

PREMISES AFFECTED—244 Flatbush Avenue Extension, southwest corner of Gold Street, Block 2060, Lots 8 and 12, Borough of Brooklyn. Community Board #2BK.

161-78-BZ

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 1, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches on the required front and side yard.

PREMISES AFFECTED—1420 57th Street, south side, 150 feet east of 14th Avenue, Block 5699, Lot 14, Borough of Brooklyn. Community Board #12BK.

162-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 1, 1978—appeal from a decision of the Borough Superintendent re- provision of entrance accessible to persons in wheelchair.

PREMISES AFFECTED—1420 57th Street, south side, 150 feet east of 14th Avenue, Block 5699, Lot 14, Borough of Brooklyn.

224-78-BZ

APPLICANT—Frank A. Vaccaro for Mrs. Marie Kauhaus, owner.

CALENDAR

SUBJECT—Application April 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—16 Sparkill Avenue, south side, 84.26 feet west of Richmond Road, Block 848, Lot 214, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

308-78-BZ

APPLICANT—Leonard F. Rothkrug for Matthew & Rose Amato, owners, Titus Oaks Record Exchange, contract vendee.

SUBJECT—Application April 26, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story building for use as a retail store.

PREMISES AFFECTED—2879 Campus Road, east side, 100 feet north of Hillel Place, Block 7556, Lots 68 and 69, Borough of Brooklyn. Community Board #14BK.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 4, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, October 4, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

932-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—560 Oakdale Street, south side, 50 feet west of Arden Street, Block 5393, Lot 10, Annadale, Borough of Staten Island.

933-78-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—11 Fingal Street, north side, 75 feet west of Arden Avenue, Block 5393, Lot 25, Annadale, Borough of Staten Island.

934-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1350 Arden Avenue, northwest corner of Fingal Street, Block 5393, Lot 21, Annadale, Borough of Staten Island.

274-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—175 Eylandt Street, northwest corner of Barclay Avenue, Block 6417, Lot 6, Annadale, Borough of Staten Island.

275-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 11, 1978—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—185 Eylandt Street, north side, 100.20 feet west of Barclay Avenue, Block 6417, Lot 12, Annadale, Borough of Staten Island.

276-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 11, 1978—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water is contrary (Local Law #7).

PREMISES AFFECTED—197 Eylandt Street, north side, 220.44 feet west of Barclay Avenue, Block 6417, Lot 18, Annadale, Borough of Staten Island.

329-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application May 4, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—50 Tyndale Street, southeast corner of Barclay Avenue, Block 6364, Lot 8, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JULY 11, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 27, 1978, were approved as printed in the Bulletin of July 6, 1978, Volume 63, Number 27.

348-57-A

APPLICANT—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re- storage of inflammable mixture, 1500 gallon capacity; previously granted on condition.

PREMISES AFFECTED—54-56 Western Avenue, southwest corner of Richmond Terrace, Block 1400, Lot 1, Port Ivory, Borough of Staten Island.

APPEARANCES—
For Applicant: Herman H. Krogman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 14, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 14, 1958, by adding thereto:

"to relocate the installation of 2—25,000 gallon alcohol tanks on the same property, substantially as shown on revised drawings of proposed conditions marked 'Received June 1, 1978'—three sheets and 'June 29, 1978'—two sheets; *on condition* that such tanks are tied in with double swing joints and draw-off piping be encased in concrete; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Misc. (Tank) 29-78)

850-76-A

APPLICANT—Andrew Tsarsis for Paul Castellano, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired February 22, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building fronting on a legally mapped street; previously granted on condition.

PREMISES AFFECTED—6 Benedict Road, south side, 105 feet east of Buttonwood Road, Block 879, Lot 22, Todt Hill, Borough of Staten Island.

APPEARANCES—
For Applicant: Andrew Tsarsis.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 22, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on February 22, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 1097-76)

851-76-A

APPLICANT—Andrew Tsarsis for Joseph Castellano, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired February 22, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building fronting on a legally mapped street; previously granted on condition.

PREMISES AFFECTED—3 Buttonwood Road, northeast corner of Benedict Road, Block 881, Lot 344 (tentative), Todt Hill, Borough of Staten Island.

APPEARANCES—
For Applicant: Andrew Tsarsis.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 22, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on February 22, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 1107-76)

864-76-A

APPLICANT—John T. O'Hagan, Fire Commissioner.

OWNER OF PREMISES—Trustees of Columbia University.

SUBJECT—Application for consideration—to withdraw the application of December 13, 1976—for Modification of Certificate of Occupancy #59473 re-sprinkler system.

PREMISES AFFECTED—20-32 West Broadway, southwest corner of Park Place, Block 127, Lot 1, Borough of Manhattan.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

131-77-A

APPLICANT—Andrew Tsarsis for Carl Gambino, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 3, 1978—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street; previously granted on condition.

PREMISES AFFECTED—1 Buttonwood Road, southeast corner of Hunt Lane, Block 881, Lot 280, Todt Hill, Borough of Staten Island.

APPEARANCES—
For Applicant: Andrew Tsarsis.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 3, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on May 3, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 275-77)

91-78-A

APPLICANT—Alphonse J. Calvanico for Raymond Establishment, owner.

SUBJECT—Application for consideration—to withdraw the application of February 17, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—451 Pennsylvania Avenue, southwest, corner of Rockwell Avenue, Block 2998, Lot 20, Rosebank, Borough of Staten Island.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

570-52-BZ

APPLICANT—Lama and Vassalotti for S and W Holding Corporation, lessee; Amoco Oil Company, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 24, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—60-11 Queens Boulevard, 44-01 to 44-07 60th Street, northeast corner, 44-02 to 44-06 61st Street and 60-02 44th Avenue, Block 1338, Lot 1, Borough of Queens. Community Board #2Q.

APPEARANCES—
For Applicant: James E. Vassalotti.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #2Q was notified by the applicant on June 6, 1978, and no response was received; and

WHEREAS, this applicant was granted by the Board on March 24, 1953, on certain conditions; and

WHEREAS, a public hearing was held on this application on July 11, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on March 24, 1953, as amended through November 25, 1969, only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 3797-52)

115-53-BZ

APPLICANT—Robert Swaybill and I. R. Krevor for David Arnold, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 7, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars awaiting to be serviced.

PREMISES AFFECTED—(official 252-12) 252-02/22 Union Turnpike, 252-01/19 80th Avenue, Block 8565, Lot 1, Borough of Queens. Community Board #11Q.

APPEARANCES—
For Applicant: Robert Swaybill.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #11Q was notified by the applicant on May 26, 1978, and no response was received; and

WHEREAS, this application was granted by the Board on July 7, 1953, on certain conditions; and

WHEREAS, a public hearing was held on this application on July 11, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 7, 1953, as amended through June 15, 1971, only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as

herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 64-53)

23-58-BZ

APPLICANT—Ralph E. Leff for 76 Near 2nd Incorporated, owner.

SUBJECT—Application for consideration—to reopen and extend the term of variance which expired July 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in a retail use district, in an existing one story building, a motor vehicle repair shop limited to hand tools and light repairs only, excluding all collision work and heavy chassis and similar type work and requiring a permit if a torch is to be used.

PREMISES AFFECTED—343 East 76th Street, north side, 247 feet east of 2nd Avenue, Block 1451, Lot 11, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Ralph E. Leff.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8M recommended approval on July 3, 1978; and

WHEREAS, this application was granted by the Board on June 10, 1958 on certain conditions; and

WHEREAS, a public hearing was held on this application on July 11, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 10, 1958, as amended through July 23, 1968, only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the front of the building shall be cleaned; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 863-68)

436-59-BZ

APPLICANT—Charles M. Spindler Associates for Shell Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on conditions 7e and 7A of the Zoning Resolution, permitting in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles with curb cut, business entrance, within 75 feet of a residence use district.

PREMISES AFFECTED—141-54 Northern Boulevard, southwest corner of Parsons Boulevard, Block 5012, Lot 45, Flushing, Borough of Queens. Community Board #7Q.

APPEARANCES—
For Applicant: B. J. Amato.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #7Q recommended approval on June 30, 1978; and

WHEREAS, this application was granted by the Board on February 9, 1960, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 9, 1960, as amended through May 11, 1976, by adding thereto:

"that the accessory building may be altered substantially as shown on revised drawings of proposed conditions marked 'Received May 11, 1978'—two sheets; *on condition* that there will be no motor vehicle repairing, lubrication or washing done on the premises; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 349-74)

623-67-BZ

APPLICANT—Leonard F. Rothkrug for Gracie Towne House Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired November 8, 1977—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C2-8 and R8 district, at an existing eighteen story multiple dwelling, the additional to the uses to include transient parking for the unused and surplus tenants spaces.

PREMISES AFFECTED—401-407 East 89th Street, 1718-1726 First Avenue, northeast corner, Block 1569, Lot 1, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8M was notified by the applicant on May 18, 1978, and no response was received; and

WHEREAS, this application was granted by the Board on November 8, 1967; and

WHEREAS, a public hearing was held on this application on July 11, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on November 8, 1967, only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1638-66)

541-68-BZ

APPLICANT—Lama and Vassalotti for Anthony B. Dacchille, long term lessee; Mobile Oil Corporation, owner.

MINUTES

SUBJECT—Application for consideration—reopening for extension of term of variance which expires November 26, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 72-21 of the Zoning Resolution, permitting in a C1-2 district, the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—1723 Richmond Road, north side, 1016.14 feet west of Four Corners Road, Block 887, Lot 7 (formerly Lots 7 and 13), Dongan Hills, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—
For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #2S.I. was notified by the applicant on June 9, 1978, and no response was received; and

WHEREAS, this application was granted by the Board on November 26, 1968, on certain conditions; and

WHEREAS, a public hearing was held on this application on July 11, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 26, 1968, as amended through November 25, 1969, only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from November 26, 1978, to permit . . . ; *on condition* that the sidewalk and curbs be repaired where required; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 727-68)

77-73-BZ

APPLICANT—Leonard F. Rothkrug for 8301 Flatlands Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the erection of a one story building for use as retail stores with accessory parking in the open area.

PREMISES AFFECTED—8301-8309 Flatlands Avenue, 763-775 East 83rd Street, northeast corner, Block 8004, Lots 7 and 9, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: Morris Silver and Bernard Catcher.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 11, 1973, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 11, 1973, as amended through February 8, 1977, by adding thereto:

"to permit this Dunkin' Donuts establishment to remain open and operational 24 hours a day, 7 days a week, substantially as shown on revised drawing of proposed conditions marked 'Received March 15, 1978'—three sheets; *on condition* that

1. The fence-opening created by vandals on East 83 Street next to the Legion Hall will be closed off with a metal post to prevent another breaking.

2. Camphor will be added to the garbage containers to repel yellow-jackets.

3. Employees will be instructed not to move any garbage containers after 10 P.M.; and rubber stripping will be fixed on to any noise-making garbage equipment.

4. An ozone filter device will be installed and maintained to prevent cooking odors from permeating outside the building.

5. The elimination of the restriction on hours of business shall be applicable only so long as a Dunkin' Donut business is maintained.

6. In the event the premises becomes a hangout or the owner does not comply with all conditions the Board will reopen the application to consider rescission or revocation of the Certificate of Occupancy.

7. Prior to the issuance of the Certificate of Occupancy plans shall be submitted to the Board showing location of metal container for the storage of refuse and type of screening; and

that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 428-72)

328-74-BZ

APPLICANT—Nathan Rutkin for City of New York Department of Public Works, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired July 23, 1976—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 72-01(b) of the Zoning Resolution, permitting in an R2 district, the erection of a one story library that exceeds the permitted lot coverage and aggregate width of the street wall, encroaches on the required front yard and penetrates the sky exposure plane.

PREMISES AFFECTED—92-06 156th Avenue, southeast corner of 92nd Street, Block 13957, Lot 1, Howard Beach, Borough of Queens.

APPEARANCES—
For Applicant: Herb Lackner.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1974, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on July 23, 1974, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 746-71)

MINUTES

726-76-BZ

APPLICANT—Dr. Daniel Dicker for Clearview Nursing Home; Ernest Dicker, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of an enlargement to the basement level and to provide a stair enclosure that increases the degree of non-compliance in floor area ratio of an existing nursing home.

PREMISES AFFECTED—157-12 18th Avenue, south side, 79.41 feet east of East 157th Street, 157-15 19th Avenue, Block 4748, Lot 5, Whitestone, Borough of Queens.

APPEARANCES—
For Applicant: Daniel Dicker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on May 17, 1977, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 17, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 495-75)

171-78-BZ

APPLICANT—Leonard M. Simon for G. J. G. P. Management, contract vendee; Angelo Cestari as Executor of Amadeo Vilardim owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two story office building with accessory parking in the open area.

PREMISES AFFECTED—1535 Rockaway Parkway, east side, 155.75 feet south of Flatlands Avenue, Block 8205, Lots 22 and 28, Borough of Brooklyn.

APPEARANCES—
For Applicant: Leonard M. Simon.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on May 31, 1978, on certain conditions and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 31, 1978, by adding thereto:
"that reference in the resolution to the term of variance shall read 'that this variance shall be limited to a term of twenty (20) years from May 31, 1978'; that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 8-78)

807-52-BZ

APPLICANT—Lama and Vassalotti for Bill Wolf Petroleum Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 14, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in the local retail use portion of a lot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting in the parking and storage of motor vehicles on unbuilt portion of lot.

PREMISES AFFECTED—140-20 Farmers Boulevard and 174-25 to 174-33 142nd Avenue, northwest corner, Block 12592, Lot 315, Hollis, Borough of Queens. Community Board #12Q.

APPEARANCES—
For Applicant: James E. Vassalotti.

ACTION OF BOARD—Laid over to September 12, 1978, at 10 A.M., Special Order Calendar, for decision at the request of the applicant.

889-55-BZ—Vol. II

APPLICANT—Charles M. Spindler Associates for Sun Oil Company of Pennsylvania, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-13 to 69-25 (69-15 official) 164th Street, east side, 110 feet (120.02 feet) south of 69th Avenue, Block 6931, Lot 38, Flushing, Borough of Queens. Community Board. #8Q.

APPEARANCES—
For Applicant: B. J. Amato.
For Opposition: Catherine M. Tully, Marilyn Slonim, Marie C. Depold and James Kutulos.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., Special Order Calendar, for decision; hearing closed.

414-74-BZ

APPLICANT—Paul Gugliotta for W25130 Realty Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 25, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5 district, in an existing 16 story commercial building, the conversion of several floors into residential use.

PREMISES AFFECTED—251-255 West 30th Street, north side, 200 feet east of Eighth Avenue, Block 780, Lot 10, Borough of Manhattan.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—decision deferred to July 18, 1978, at 10 A.M., Special Order Calendar; hearing closed.

237-76-BZ

APPLICANT—Irving E. Minkin, Acting Commissioner, Department of Buildings,

OWNER OF PREMISES: 27-67 122nd Street Realty Corporation.

MINUTES

SUBJECT—Application for consideration—reopening to rescind the resolution of July 13, 1976 and for extension of time to complete—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the enlargement in lot area and floor area of an existing catering and cabaret establishment and the use of the second floor addition as an accessory beauty parlor.

PREMISES AFFECTED—25-67 to 25-71 College Point Causeway, east side, 100 feet north of 26th Avenue, Block 4260, Lots 61 and 62, College Point, Borough of Queens. Community Board #7Q.

APPEARANCES—
For Applicant: Philip Goldstein, Frances Eigner, Assemblyman John A. Lopreto and Frieda B. Russo.
For Opposition: R. Casey, A. Marlo and J. Zeffiri.

ACTION OF BOARD—Laid over to September 12, 1978, at 10 A.M., Special Order Calendar for continued hearing, additional information to be submitted.

73-77-BZ

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of the second through twelve floors from lofts into joint living/working quarters.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan. Community Board #5M.

APPEARANCES—
For Applicant: Paul Gugliotta.
For Opposition: None.

ACTION OF BOARD—Laid over to September 19, 1978, at 10 A.M., for continued hearing; additional information.

74-77-A

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan.

APPEARANCES—
For Applicant: Paul Gugliotta.

ACTION OF BOARD—Laid over to September 19, 1978, at 10 A.M., for continued hearing; additional information.

921-77-BZ

APPLICANT—Nicholas J. Salvadeo for Albert Davino, owner.

SUBJECT—Application November 30, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with commercial uses, the reconstruction of retail stores with accessory parking in open area.

PREMISES AFFECTED—960 Richmond Avenue, west side, 74.98 feet south of Mansey Place, Block 1704, Lot 56, Port Richmond, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—
For Applicant: None.
For Opposition: None.

ACTION OF BOARD—Laid over to September 12, 1978, at 10 A.M., at the request of the applicant, for continued hearing. Additional information to be submitted.

940-77-BZ

APPLICANT—Donald J. Blum for 969 Park Corporation, owner.

SUBJECT—Application December 12, 1977—decision of the Borough Superintendent, under Sections 72-21 and 73-16 of the Zoning Resolution, to permit in an R10 district, within an existing multiple dwelling, the maintenance of an existing telephone supply depot.

PREMISES AFFECTED—969 Park Avenue, northeast corner of East 82nd Street, Block 1511, Lot 1, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Sidney Rosen, P.E.
For Opposition: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision; additional information; hearing closed.

967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amendment to a new building application that creates non-compliance in lot area per room.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Sheldon Lobel.
For Opposition: John Klotz.
For Administration: John Kaufman, C.P.C. and Shirky Hegmilton for Councilmember Trichter and C.B. #8M.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for hearing.

223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street and Second Avenue, Block 1546, Lot 1, and 50, Borough of Manhattan.

APPEARANCES—
For Applicant: Sheldon Lobel.
For Opposition: John Klotz.
For Administration: John Kaufman, C.P.C. and Shirky Hegmilton for Councilmember Trichter and C.B. #8M.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for hearing.

39-78-BZ

APPLICANT—Julius Stein for PTS Distributors, Incorporated, owner.

SUBJECT—Application January 26, 1978—decision of the Borough Superintendent, under Section 73-30 of the Zoning Resolution, to permit in a C1-9 district, the conversion of an existing Church into a four story motion picture production and television studio.

PREMISES AFFECTED—432/436 Third Avenue, northwest corner of East 30th Street, Block 886, Lot 43, Borough of Manhattan. Community Board #6M.

MINUTES

APPEARANCES—
For Applicant: Peter Shalleck, Julius Stein and Jerome V. Ausey.
For Opposition: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision; additional information; hearing closed.

165-78-BZ

APPLICANT—Sheldon Lobel for No-Doe Corporation, owner.

SUBJECT—Application March 1, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-5 district the erection of a one story enlargement to an automobile supply and parts establishment that increases the degree of non-conformity.

PREMISES AFFECTED—22-23 and 22-25 Steinway Street, east side, 200 feet south of Ditmars Boulevard, Block 795, Lots 21 and 24, Astoria, Borough of Queens. Community Board **#1Q.**

APPEARANCES—
For Applicant: Sheldon Lobel and Frank Festa.
For Opposition: Concetta Cecere, Rigseppe Cecere, Mario Insana, Frank Lee and John J. LoPresto.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision, hearing closed.

188-78-BZ

APPLICANT—Natale R. Anzelmo, A.I.A. for Sturdy Wheel Alignment, owner.

SUBJECT—Application March 14, 1978—decision of the Borough Superintendent, under Sections 72-21, 11-412 and 11-413 of the Zoning Resolution, to permit in an R5 district the erection of a one story enlargement to the accessory structure to an automotive service station previously before the Board and the change in occupancy into an automobile repair shop.

PREMISES AFFECTED—1712-18 81st Street, southwest corner of New Utrecht Avenue, Block 6313, Lot 31, Borough of Brooklyn. Community Board **#11BK.**

APPEARANCES—
For Applicant: Natale R. Anzelmo and Vincet Berardi.
For Opposition: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision; additional information; hearing closed.

199-78-BZ

APPLICANT—Frank A. Vaccaro for Mr. and Mrs. Carl Caccese, owner.

SUBJECT—Application March 21, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 district, the enlargement in area of an existing dwelling that increases the degree of non-compliance within the rear yard.

PREMISES AFFECTED—32 Hull Avenue, west side, 404.84 feet north of North Railroad Avenue, Block 3554, Lot 59, Grant City, Borough of Staten Island. Community Board **#2S.I.**

APPEARANCES—
For Applicant: Frank A. Vaccaro and Marianna Caccese.
For Opposition: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision, hearing closed.

202-78-BZ

APPLICANT—Kenneth H. Koons for Louis F. Mohr, Jr., and Eleanora Reede, owners.

SUBJECT—Application March 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the construction and maintenance of a non-transient parking lot.

PREMISES AFFECTED—2899 Valentine Avenue, north side, 156 feet west of East 199th Street, Block 3305, Lots 48 and 50, Borough of The Bronx. Community Board **#7BX.**

APPEARANCES—
For Applicant: Kenneth H. Koons.
For Opposition: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision, hearing closed.

234-78-BZ

APPLICANT—Dominick Salvati and Son for Laudberg Company, owner. Gatsby's, lessee.

SUBJECT—Application April 7, 1978—decision of the Borough Superintendent, under Section 73-241 of the Zoning Resolution, to permit in a C2-2 district, in an existing one story structure occupied with retail stores, the addition to the use of the restaurant portion to include cabaret.

PREMISES AFFECTED—3737 Nostrand Avenue, east side, 160 feet south of Avenue X, Block 7422, Lots 61 and 66, Borough of Brooklyn. Community Board **#15BK.**

APPEARANCES—
For Applicant: Harriet Jacobs and Danny Bensvsan.
For Opposition: Irving Cohen.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision; hearing closed.

278-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman, Colin, et al for Madison 360 Company, Long-Term Lessee.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 and Section 666 of the New York City Charter, to permit in a C5-3 district, the erection of three additional stories on an existing eleven story commercial structure that creates non-compliance in floor area ratio and penetration of the sky exposure plane.

PREMISES AFFECTED—360 Madison Avenue and 19-27 East 45th Street, northwest corner, Block 1281, Lot 17, Borough of Manhattan. Community Board **#5M.**

APPEARANCES—
For Applicant: Samuel H. Lindenbaum, Howard A. Zipser, Richard Kahkow and Norman Liebman.
For Opposition: Donald Kennedy, Hal K. Negbaur, Robert P. Schulman, Neil A. Fredman, Daniel A. Biederman, Lawrence Zuckerman, S. G. Schimenti and Carmel Schimenti.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision; additional information; hearing closed.

279-78-BZ

APPLICANT—Frank P. Farinella for Hurley and Farrinella for Davidim, A.G. Limited, owner.

SUBJECT—Application April 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, the erection of three additional stories open an existing seven story commercial structure that increases the degree of non-compliance within the rear yard and penetration of the sky exposure plane.

PREMISES AFFECTED—144 East 44th Street, south side, 155 feet East of Lexington Avenue, Block 1298, Lot 45, Borough of Manhattan. Community Board **#6M.**

MINUTES

APPEARANCES—
For Applicant: Frank Farinella and Anthony T. Romano.
For Opposition: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision; hearing closed.

290-78-BZ

APPLICANT—Weinberg and Kirshenbaum for Saul Rubinstein, owner, Odessa Restaurant, Incorporated, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district in an existing two story commercial structure, the change in use of the second floor from meeting room into a catering and cabaret establishment.

PREMISES AFFECTED—1113 to 1123 Brighton Beach Avenue, northwest corner of Brighton 14th Street, Block 8716, Lot 19, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—
For Applicant: Harold Weinberg, P.E.
For Opposition: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision; additional information; hearing closed.

291-78-BZ

APPLICANT—Leonard F. Rothkrug for Central Federal Savings and Loan Association of Nassau County, owner, 3353 Construction Corporation, Contract Vendee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the change in use of an existing two story and basement building from nursing home into a store and office building.

PREMISES AFFECTED—3353 to 3373 Nostrand Avenue, east side, 100 feet south of Avenue "T", Block 7335, Lot 96, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision, hearing closed.

293-78-BZ

APPLICANT—John J. Tudda for Henry Phipps Plaza North, Incorporated, owner.

SUBJECT—Application April 19, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, in an existing fourteen story mixed building the change in use of a portion of the professional doctors offices into a commercial studio.

PREMISES AFFECTED—315 to 343 East 29th Street, north side, 200 feet east of Second Avenue and 340 East 30th Street, Block 935, Lot 13, Borough of Manhattan. Community Board #6M.

APPEARANCES—
For Applicant: John J. Tudda.
For Opposition: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision, hearing closed.

310-78-BZ

APPLICANT—Samuel Panzer for Lawrence A. Harris, owner, Harris Plywood, Incorporated, lessee.

SUBJECT—Application April 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district the erection of a one story enlargement to an existing woodworking factory previously before the Board.

PREMISES AFFECTED—115-10 thru 115-50 Dunkirk Street, north side, 240.30 feet east of Newburg Street, Block 10315, Lots 135, 137, 139, 141 and 156, St. Albans, Borough of Queens. Community Board #12Q.

APPEARANCES—
For Applicant: Samuel Panzer.
For Opposition: Alfredo Nelson.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision, hearing closed.

341-78-BZ

APPLICANT—McGee and Morsellino for SABH Development Corporation, owner. Caldwell Amusement Corporation, lessee.

SUBJECT—Application May 9, 1978—decision of the Borough Superintendent, under Sections 73-35, 72-21 and 72-01(b) of the Zoning Resolution, to permit in a C4-2 district, within an existing shopping center, the change in use of one store into an amusement arcade.

PREMISES AFFECTED—1634 Bruckner Boulevard, southwest corner of Morrison Avenue, Block 3653, Lot 50, Borough of Bronx. Community Board #9BX.

APPEARANCES—
For Applicant: Joseph P. Morsellino and Joseph P. Abruzzo.
For Opposition: Lionel Howard, William L. Overby and John T. Briggs.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for decision; additional information; hearing closed.

876-77-BZ

APPLICANT—Atkin and Gibson for Agustino Onoriti, owner.

SUBJECT—Application November 22, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the erection of a one story enlargement to an existing bakery that increases the degree of non-conformity as to the floor area limitation.

PREMISES AFFECTED—2135 Williamsbridge Road, west side, 212.5 feet south of Pelham Parkway South, Block 4332, Lot 14, Borough of The Bronx. Community Board #11BX.

APPEARANCES—
For Applicant: Frank Lugano.
For Opposition: Josephine Guarnaccio.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—
Affirmative: 0
Negative: Chairman Fossella, Vice Chairman Agusta, Commissoner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 23, 1978, after due notice by publication in the Bulletin; laid over to June 20, 1978; then to July 11, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated October 20, 1977, acting on Alt. Applic. #103/1977, reads:

"1. Proposed enlargement to an existing non-conforming bakery U.G. 17 located in a C1-2 district is contrary to Section 52-40 and 55-22 of Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make finding(s) b and c, under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated October 20, 1977, acting on Alt. Applic. #103/1977, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

10-78-BZ

APPLICANT—Nahum A. Bernstein for Regent Baby Products, owner.

SUBJECT—Application January 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to an existing factory with accessory parking in the open area.

PREMISES AFFECTED—43-21 52nd Street, east side, 210 feet north of Queens Boulevard, Block 1321, Lots 12, 15 and 16, Woodside, Borough of Queens. Community Board #2Q.

APPEARANCES—
For Applicant: None.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 16, 1978, after due notice by publication in the Bulletin; laid over to June 20, 1978; then to July 11, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated October 19, 1977, acting on Alt. Applic. #954/1977, reads:

"1. Enlargement of a building containing a non-conforming use structural alterations to a building occupied by a non-conforming use in Use Group 17, and open accessory parking for 3 cars, on property located within a Residential R-6 Zone, is contrary to Section 22-00, 52-41 and 52-22 of the Zoning Resolution.

"2. As there are no bulk regulations for a manufacturing use within a Residential Zone, the applicant is referred to the Board of Standards and Appeals for their determination."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Philip P. Agusta, R.A. and Stanley M. Wolf, R.A.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two-story enlargement to an existing factory with accessory parking in the open area *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 6, 1978", 7 sheets; and *on further condition* that loading and unloading be done without obstructing the sidewalk; that full sidewalks be installed in front of this enlargement; that all graffiti be removed from the building; that a 12 foot by 12 foot overhead door be installed to provide access to the loading area; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

111-78-BZ

APPLICANT—Greco and Faraldo for Architects Design Group for Lofts for Living, owners.

SUBJECT—Application February 22, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 (5) of the New York City Charter, to permit in a M1-5 district, the conversion of an existing six story building from manufacturing use into a multiple dwelling.

PREMISES AFFECTED—127-133 West 17th Street, north side, 321.8 feet west of Avenue of the Americas, Block 793, Lot 20, Borough of Manhattan. Community Board #4M.

APPEARANCES—
For Applicant: Seymour Churgin.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 6, 1978, after due notice by publication in the Bulletin; Laid over to June 27, 1978; then to July 5, 1978; then to July 11, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated February 16, 1978, acting on Alt. Applic. #975/1977, reads:

"1. Proposed residence bldg. (U. G. 2) is not permitted as of right in M1-5 zone therefore it is contrary to Sec. 42-00 Z. R. (There are no bulk or parking regulations)."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Stanley M. Wolf R.A., and John B. Cincotta.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the conversion of an existing six-story building from manufacturing use into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 22, 1978", 11 sheets; "June 21, 1978", 2 sheets; and "June 29, 1978", 1 sheet; *on further condition* that an approved smoke detection device be installed in each apartment in accordance with Article 7B of the Multiple Dwelling Law; that there shall be no living or sleeping in the cellar; that the cellar and first floor be occupied with conforming commercial or manufacturing uses or artist in residence; that the lot area per room be a minimum of 60 square feet; that the permises be fully sprinklered and properly maintained; that 1,000 square feet of roof area be provided for tenant recreation; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

MINUTES

112-78-A

APPLICANT—Greco and Faraldo for Architects Design Group for Lofts for Living, owners.

SUBJECT—Application February 22, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law: distance between windows and lot lines.

PREMISES AFFECTED—127-133 West 17th Street, north side, 321.8 feet west of Avenue of the Americas, Block 793, Lot 20, Borough of Manhattan.

APPEARANCES—
For Applicant: Seymour Churgin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 16, 1978, on N.B. Applic. #975/77, reads:

"3. Provide 15 feet distance between windows and walls opposite same as per Section 277(7)(D) M.D.L."

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 16, 1978, acting on Alt. Applic. #975/1977, Objection No. 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 111-78-BZ; and that all other laws, rules and regulations be complied with.

197-78-BZ

APPLICANT—Stephen B. Jacobs for Jeffry Gural, owner.

SUBJECT—Application March 21, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the conversion of a warehouse into a multiple dwelling with a store on the cellar level.

PREMISES AFFECTED—131-133 Perry Street, north side, 117 feet west of Greenwich Street, Block 633, Lot 28, Borough of Manhattan. Community Board #2M.

APPEARANCES—
For Applicant: Frank Lugano and Doris Diether, C.B. #2M.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 27, 1978, after due notice by publication in the Bulletin; laid over to July 11, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated March 20, 1978, acting on Alt. Applic. #1076/1977, reads:

"C2. Proposed change of use from U.G. 16, storage, to residential Class A Apts. in C8-4 zoning district is contrary to Sec. 22-12, Z.R.

"C4. Proposed structural alteration to the proposed non-conforming use, residence U.G. 2 in a C-8 district is contrary to Sect. 52-22 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Stanley M. Wolf, R. A. and John B. Cincotta; and

WHEREAS, Community Board #2 has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the conversion of a warehouse into a multiple dwelling with a store on the cellar level *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 21, 1978", 12 sheets; *on further condition* that an approved smoke detection device be installed in each apartment in accordance with Article 7B of the Multiple Dwelling Law; that there shall be no living or sleeping in the cellar; that the number of rooms be restricted to 127 subject to the approval of the Department of Buildings; that 1,000 square feet of roof space be allocated for tenant recreational facilities; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

280-78-BZ

APPLICANT—McGee and Morsellino for Mac-Ing Company, Incorporated, owner. F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in an M1-1 district, the conversion of an existing three story building from a factory into a multiple dwelling.

PREMISES AFFECTED—76-26 47th Avenue, south side, 321.86 feet east of Queens Boulevard, Block 1536, Lot 16, Elmhurst, Borough of Queens. Community Board #4Q.

APPEARANCES—
For Applicant: Jospeh P. Morsellino and Frank G. Meier.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.
For Administration: Priscilla Ross and Elizabeth Mackintosh, C.P.C.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 20, 1978, after due notice by publication in the Bulletin; laid over to July 5, 1978; then to July 11, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated April 10, 1978, acting on Alt. Applic. #215/1978, reads:

"1. Proposed to convert an existing factory building to a Class A Multiple Dwelling (G2) in an M1-1 District is contrary to Sect. 42-00 Zon. Res.

2. There are no bulk and parking regulations in the Zon. Res. for a new residential building in an M1-1 District, and is therefore referred to the Board of Standards and Appeals for its determination."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Philip P. Agusta, R.A. and Harry M. Carroll, P.E.; and

WHEREAS, Community Board #4 has recommended denial of this application; and

WHEREAS, residents within the affected area and "YOUR" Block Association has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-1 district, the conversion of an existing three-story building from a factory into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 14, 1978", 7 sheets, "June 9, 1978", 6 sheets, "June 22, 1978", one sheet and "July 6, 1978", one sheet; and *on further condition* that an approved smoke detection device be installed in each apartment; that parking be provided as indicated on drawing number 14; that double glazed windows be installed on the side facing the railroad; that 300 square feet be provided for common tenant space including laundry facilities; that access to the roof be provided for common tenant recreational open space; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

281-78-A

APPLICANT—McGee and Morsellino for Mac-Ing Company, Incorporated, owner, F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—Appeal from a decision of the Borough Superintendent re- Multiple dwelling law (rear yard).

PREMISES AFFECTED—76-26 47th Avenue, south side, 321.86 feet east of Queens Boulevard, Block 1536, Lot 16, Elmhurst, Borough of Queens.

APPEARANCES—
For Applicant: Joseph P. Morsellino and Frank G. Meier.
For Aministration: Priscilla Ross and Elizabeth Mackintosh, C. P. C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 10, 1978, on Alt. Applic. #215/78, reads:

"3. Required rear yard with a minimum depth of 30'0" not provided, contrary to Sect. 26 (5) M. D. Law."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 10, 1978, acting on Alt. Applic. #215/1978, Objection No. 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 280-78-BZ; and that all other laws, rules and regulations be complied with.

282-78-BZ

APPLICANT—McGee and Morsellino for Mac-Ing Company, Incorporated, owner. F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in a M1-1 district, the conversion of an existing five story and penthouse factory structure into a multiple dwelling.

PREMISES AFFECTED—80-06 47th Avenue, south side, 280 feet west of 82nd Street, Block 1536, Lot 53, Elmhurst, Borough of Queens. Community Board #4Q.

APPEARANCES—
For Applicant: Joseph P Morsellino and Frank G Meier.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.
For Administration: Priscilla Ross and Elizabeth Mackintosh, C. P. C.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 20, 1978, after due notice by publication in the Bulletin; Laid over to July 5, 1978; then to July 11, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated April 10, 1971, acting on Alt. Applic. #216/1978, reads:

"1. Proposed to convert an existing factory building to a Class A Multiple Dwelling (G2) in a M1-1 District is contrary to Sect. 42-00 Zoning Resolution.

"2. There are no bulk and parking regulations in the Zoning Resolution for a new residential building in a M1-1 District, and is therefore referred to the Board of Standards and Appeals for its determination."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Philip P. Agusta, R. A. and Harry M. Carroll, P. E.; and

WHEREAS, Community Board #4 has recommended denial of this application; and

WHEREAS, residents within the affected area and "YOUR" Block Association has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entilted to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it *hereby is granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-1 district, the conversion of an existing five-story and penthouse factory structure into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 14, 1978", 11 sheets; "June 9, 1978", 2 sheets; and July 6, 1978", one sheet; *on further condition* that an approved smoke detection device be installed in each apartment; that attendant parking be provided for 55 cars; that double glazed windows be installed on the side facing the railroad; that 500 square feet be provided for common tenant space including laundry facilities; that access to the roof be provided for common tenant recreational space; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

MINUTES

283-78-A

APPLICANT—McGee and Morsellino for Mac-Ing Company, Incorporated, owner, F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law (width of rear yard and side yard).

PREMISES AFFECTED—80-06 47th Avenue. south side. 280 feet west of 82nd Street. Block 1536. Lot 53. Elmhurst. Borough of Queens.

APPEARANCES—
For Applicant: Joseph P. Morsellino and Frank G. Meier.
For Administration: Priscilla Ross and Elizabeth Mackintosh, C. P. C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 10, 1978, on Alt. Applic. #216/78, reads:

"3. Required rear yard with a minimum depth of 30'0" not provided, contrary to Sect. 26 (5) M. D. Law.

4. Required windows opening onto a side yard which is less than the required width of 16'3" is contrary to Sect. 26 (6) M.D. Law. Building is 65'0" high. Required side yard is 3" per 1'0" of height."

(See Cal. 281-78-A—same proposal)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 10, 1978, acting on Alt. Applic. #216/78, Objection Nos. 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 282-78-BZ; and that all other laws, rules and regulations be complied with.

313-78-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for 47th and 8th Avenue Realty Corporation, owner.

SUBJECT—Application April 28, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 district, the change in use of an existing one story building from a restaurant into an amusement arcade.

PREMISES AFFECTED—771-773 8th Avenue, northwest corner of West 47th Street, Block 1038, Lot 29, Borough of Manhattan. Community Board #4M.

APPEARANCES—
For Applicant: D. Greenburg.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application withdrawn at the request of applicant.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

Adjourned: 4:40 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, JULY 11, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

673-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #87/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977 acting on N.B. Applic. 87/77, Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

674-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—34 Posen Street, northwest corner of Barb Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6
Negative: 0

THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #86/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #86/77, Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

675-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—36 Posen Street, northwest corner of Barb Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #85/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommends that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #85/77 Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

676-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—38 Posen Street, northwest corner of Barb Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #84/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #84/77, Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

677-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—40 Posen Street, northwest corner of Barb Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #83/77, reads:

> "1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #83/77 Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

678-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—40 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #82/77, reads:

> "1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(o)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain condition.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #82/77, Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

MINUTES

679-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—42 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #81/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #81/77, Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

680-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—44 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #80/77 reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #80/77, Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

681-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—46 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: Daniel C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #79/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge

is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendant, dated September 26, 1977, acting on N.B. Applic. #79/77 Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

682-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—48 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #78/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #78/77, reads: Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

683-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—50 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #77/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #77/77, Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water

falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

684-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—52 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #76/77, Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

685-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—60 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #75/77, Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

686-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—62 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #74/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #74/77, Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

687-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—64 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #73/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #73/77, Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

688-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—66 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #72/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #72/77, Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then

will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

689-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—68 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #71/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #71/77, Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

690-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #70/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #70/77 Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

691-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—72 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1977, on N.B. Applic. #69/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 26, 1977, acting on N.B. Applic. #69/77 Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "October 25, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

54-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1030 Ionia Avenue, southeast corner of Lenevar Avenue, Block 6918, Lot 12, Princes Bay, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1978, on N.B. Applic. #1525/77, reads:

"5. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 25, 1978, acting on N.B. Applic. #1525/77, Objection No. 5, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "February 3, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

55-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1020 Ionia Avenue, south side, 89.42 feet east of Lenevar Avenue, Block 6918, Lot 12, Princes Bay, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1978, on N.B. Applic. #1526/77, reads:

"5. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 25, 1978, acting on N.B. Applic. #1526/77, Objection No. 5, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 3

inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the strueture then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "February 3, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

56-78-A

APPLICANT—Alphonse J. Calvanieo, P.E., for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1071 Edgegrove Avenue, northeast corner of Lenevar Avenue, Block 6918, Lot 1, Prinees Bay, Borough of Staten Island.

APPEARANCES—
For Applieant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Viee Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the deeision of the Borough Superintendent, dated January 25, 1978, on N.B. Applie. #1527/77, reads:

"5. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into whieh discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subjeet property must be eonveyed for disposal off-site per Referenee Standard RS-16, Section P110.2(e) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a eommittee of the Board whieh reeommended that the appeal be granted under certain eonditions.

Resolved, that the decision of the Borough Superintendent, dated January 25, 1978, acting on N.B. Applic. #1527/77, Objection No. 5 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capaeity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of seleeted gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is eonstrueted in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to oecur as elose as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "February 3, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

57-78-A

APPLICANT—Alphonse J. Calvanieo, P.E., for Ro-Sal Estates, Ine., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1059 Edgegrove Avenue, north side, 115.52 feet east of Lenevar Avenue, Bloek 6918, Lot 94, Prinees Bay, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cineotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1978, on N.B. Applie. #1528/77, reads:

"5. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no publie storm sewers into whieh diseharge is feasible is loeated within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be eonveyed for disposal off-site per Referenee Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board whieh reeommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 25, 1978, aeting on N.B. Applie. #1528/77, Objeetion No. 5 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capaeity to contain 3 inehes of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of seleeted gravel carefully plaeed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 pereent of the volume required, a minimum of 75 pereent of volume to be within the dry wells; that when a storm sewer is construeted in the street fronting this site, the strueture then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked reeeived "February 3, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

58-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Ine., owner.

MINUTES

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—992 Ionia Avenue, south side, 389.42 feet east of Lenevar Avenue, Block 6918, Lot 27, Princes Bay, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1978, on N.B. Applic. #1529/77, reads:

"5. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 25, 1978, acting on N.B. Applic. #1529/77, Objection No. 5, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "February 3, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

59-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1029 Edgegrove Avenue, north side, 415.52 feet east of Lenevar Avenue, Block 6918, Lot 80 Princes Bay, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1978, on N.B. Applic. #1530/77, reads:

"5. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 25, 1978, acting on N.B. Applic. #1530/77, Objection No. 5, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "February 3, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

82-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—41 Hillis Street, southeast corner of Summit Place, Block 6240, Lot 1, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1978, on N.B. Applic. #1473/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at lease 50% of storm water falling on the

subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 26, 1978 acting on N.B. Applic. #1473/77 Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings; marked received "February 17, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

83-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—20 Summit Place, south side, 110.65 feet east of Hillis Street, Block 6240, Lot 7, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1978, on N.B. Applic. #1474/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at lease 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 26, 1978 acting on N.B. Applic. #1474/77 Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings; marked received "February 17, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

84-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Summit Place, south side, 210.65 feet of Hillis Street, Block 6240, Lot 12, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1978, on N.B. Applic. #1475/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 26, 1978, acting on N.B. Applic. #1475/77, Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts

(refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "February 17, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

85-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—15 Rogers Place, north side, 61.25 feet west of Fornes Place, Block 6240, Lot 79, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1978, on N.B. Applic. #1477/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 26, 1978, acting on N.B. Applic. #1477/77, Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "February 17, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

86-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—25 Rogers Place, north side, 172.36 feet west of Fornes Place, Block 6240, Lot 84, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1978, on N.B. Applic. #1478/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 26, 1978, acting on N.B. Applic. #1478/77, Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings; marked received "February 17, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

87-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—18 Fornes Place, southwest corner of Rogers Place, Block 6240, Lot 117, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1978, on N.B. Applic. #1479/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 26, 1978, acting on N.B. Applic. #1479/77, Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings; marked received "February 17, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

88-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4945 Amboy Road, north side, 141.25 feet west of Fornes Place, Block 6240, Lot 135, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1978, on N.B. Applic. #1481/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 26, 1978, acting on N.B. Applic. #1481/77, Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the nautral flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "February 17, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

89-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4933 Amboy Road, northwest corner of Fornes Place, Block 6240, Lot 126, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1978, on N.B. Applic. #1482/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 26, 1978, acting on N.B. Applic. #1482/77, Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long

as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the nautral flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "February 17, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

90-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—22 Rogers Place, south side, 134-35 feet east of Hillis Street, Block 6240, Lot 111, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1978, on N.B. Applic. #1484/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 26, 1978 acting on N.B. Applic. #1484/77 Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 109,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "February 17, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

92-78-A

APPLICANT—Alphonse J. Calvanico for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—453 Pennsylvania Avenue, west side, 24 feet south of Rockwell Avenue, Block 2998, Lot 21, Rosebank, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 13, 1978, on N.B. Applic. #1453/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No. C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 13, 1978 acting on N.B. Applic. #1453/77 Objection Nos. 1 A and B and 2 be and it hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is granted, *on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings, marked received "May 16, 1978", 1 sheet, and that all laws, rules and regulations shall be complied with.

93-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—457 Pennsylvania Avenue, west side, 46.00 feet south of Rockwell Avenue, Block 2998, Lot 22, Rosebank, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated February 13, 1978, on N.B. Applic. #1454/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 13, 1978, acting on N.B. Applic. #1454/77, Objection Nos. 1A and 2B be and it hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is granted, *on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways: and that the building shall substantially comply with drawings, marked received "May 16, 1978", 1 sheet; and that all laws, rules and regulations shall be complied with.

94-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.
SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—459 Pennsylvania Avenue, west side, 68.00 feet south of Rockwell Avenue, Block 2998, Lot 23, Borough of Staten Island.
APPEARANCES—
For Applicant: David C. Winters.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated February 13, 1978, on N.B. Applic. #1455/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 13, 1978, acting on N.B. Applic. #1455/77, Objection Nos. 1, A and B and 2 be and it hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is granted, *on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways: and that the building shall substantially comply with drawings marked received "May 16, 1978", 1 sheet; and that all laws, rules and regulations shall be complied with.

95-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.
SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—463 Pennsylvania Avenue, west side, 90.00 feet south of Rockwell Avenue, Block 2998, Lot 26, Rosebank, Borough of Staten Island.
APPEARANCES—
For Applicant: David C. Winters.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated February 13, 1978, on N.B. Applic. #1456/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of C. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 13, 1978, acting on N.B. Applic. #1456/77, Objection Nos. 1, A and B and 2 be and it hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is granted, *on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "May 16, 1978" 1 sheet, and that all laws, rules and regulations shall be complied with.

96-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—465 Pennsylvania Avenue, west side, 112.00 feet south of Rockwell Avenue, Block 2998, Lot 27, Rosebank, Borough of Staten Island.

APPEARANCES—
For applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 13, 1978, on N.B. Applic. #1457/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 13, 1978, acting on N.B. Applic. #1457/77, Objection Nos. 1 A and B and 2, be and it hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is granted, *on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings, marked received "May 16, 1978" 1 sheet, and that all laws, rules and regulations shall be complied with.

97-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Andrew Taranto, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—200 Kingdom Avenue, west side, 220.00 feet south of Eylandt Street, Block 6572, Lot 46, Huguenot, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 27, 1978, on N.B. Applic. #1096/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 27, 1978, acting on N.B. Applic. #1096/77, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings, marked "Received February 17, 1978", one sheet; and that all laws, rules and regulations shall be complied with.

101-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—268 Bennett Avenue, south side, 229.66 feet east of Lexa Place, Block 6324, Lot 95, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: John Buday.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 10, 1978, on N.B. Applic. #1260/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of

the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 10, 1978, acting on N.B. Applic. #1260/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked "Received February 21, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

102-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—278 Bennett Avenue, south side, 129.66 feet east of Lexa Place, Block 6324, Lot 90, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: John Buday.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 10, 1978, on N.B. Applic. #1261/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 10, 1978, on N.B. Applic. #1261/77, reads: Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked "Received February 21, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

103-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—290 Bennett Avenue, southeast corner of Lexa Place, Block 6324, Lot 84, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: John Buday.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 10, 1978, on N.B. Applic. #1262/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) of the Administrative Code."

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 10. 1978, acting on N.B. Applic. #1262/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of

Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked "Received February 21, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

104-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—75 Lexa Place, east side, 66.75 feet south Bennett Avenue, Block 6324, Lot 79, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: John Buday.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 10, 1978, on N.B. Applic. #1263/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 10, 1978, acting on N.B. Applic. #1263/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked "Received February 21, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

105-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—115 Collyer Avenue, northeast corner of Lexa Place, Block 6324, Lot 75, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: John Buday.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 10, 1978, on N.B. Applic. #1264/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 10, 1978, acting on N.B. Applic. #1264/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked "Received February 21, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

106-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—105 Collyer Avenue, north side, 103.78 feet east of Lexa Place, Block 6324, Lot 67, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: John Buday.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 10, 1978, on N.B. Applic. #1065/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 10, 1978, acting on N.B. Applic. #1065/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked "Received February 21, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

107-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—93 Collyer Avenue, north side, 203.78 feet east of Lexa Place, Block 6324, Lot 62, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: John Buday.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 10, 1978, on N.B. Applic. #1266/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 10, 1978, acting on N.B. Applic. #1266/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked "Received February 21, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

109-78-A

APPLICANT—Albert Melniker, for 900 Huguenot Avenue, Incorporated, owner.

SUBJECT—Application February 22, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use of portion of frame buildings from residential to commercial partially located in the bed of a mapped street is contrary to Sec. C26-248.0(4) of the A.C. and Sec. 35 of the General City Law.

PREMISES AFFECTED—888 Huguenot Avenue, west side, 129.17 feet north of Amboy Road, Block 6815, Lot 58, Huguenot, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 24, 1978, on Alt. #323/76, reads:

"1. The proposed change of use of portion of frame building from residential to commercial is contrary to Section C26-248.0(4) of the Administrative Code in that 4'-0" is not provided from frame building to lot line.

2. The proposed change of use of the second floor and other improvements for a building located partially within the bed of a mapped street is contrary to Section 35 of the General City Law."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 24, 1978, acting on Alt. Applic. #323/76, Objection Nos. 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that an approved sprinkler system be installed in the hall and stair-

way; that smoke detectors be installed on each floor; that Objection No. 2 is granted under the powers vested in the Board under Section 35 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received February 22, 1978", 4 sheets; and that all laws, rules and regulations shall be complied with.

157-78-A

APPLICANT—Grushkin and Oddo, Architects for Golestan Organization Ltd., owner.

SUBJECT—Application February 27, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—210 Melba Street, west side, 252 feet north of Westwood Avenue, Block 752, Lot 355, Willowbrook, Borough of Staten Island.

APPEARANCES—
For Applicant: John Buday.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 27, 1978, on N.B. Applic. #543/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on more than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 27, 1978, acting on N.B. Applic. #543/77, Objection No. 1, be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked "Received February 27, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

158-78-A

APPLICANT—Grushkin and Oddo, Architects for Golestan Organization, Ltd., owner.

SUBJECT—Application February 27, 1978—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—208 Melba Street, west side, 276 feet north of Westwood Avenue, Block 752, Lot 353, Willowbrook, Borough of Staten Island.

APPEARANCES—
For Applicant: John Buday.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 27, 1978, on N.B. Applic. #544/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on more than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 27, 1978, acting on N.B. Applic. #544/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked "Received February 27, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

166-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for David Reed, owner.

SUBJECT—Application March 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—139 Tallman Street, north side, 187.01 feet east of Barclay Avenue, Block 6382, Lot 67, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 22, 1978, on N.B. Applic. #1492/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No. C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 22, 1978, acting on N.B. Applic. #1492/77, Objection Nos. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B, is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received March 1, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

167-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Prestige Estates, Inc., owner.

SUBJECT—Application March 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—184 Tallman Street, south side, 100.20 feet west of Barclay Avenue, Block 6417, Lot 43, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 9, 1978, on N.B. Applic. #1522/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 9, 1978, acting on N.B. Applic. #1522/77, Objection Nos. 1, A and B be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings, marked "Received March 1, 1978", 1 sheet; and that all laws, rules and regulations shall be complied with.

168-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Prestige Estates, Inc., owner.

SUBJECT—Application March 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—194 Tallman Street, south side, 150.22 feet east of Lipsett Avenue, Block 6417, Lot 38, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 9, 1978, on N.B. Applic. #1523/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 9, 1978, acting on N.B. Applic. #1523/77, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General

City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings, marked "Received March 1, 1978", 1 sheet; and that all laws, rules and regulations shall be complied with.

175-78-A

APPLICANT—Nicholas J. Salvadeo for Staten Structures Incorporated, owner.

SUBJECT—Application March 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1547 Arthur Kill Road, north side, 2258 feet east of Arden Avenue, Block 5900, Lot 20, Huguenot, Borough of Staten Island.

APPEARANCES—
For Applicant: John Buday.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 6, 1978, on N.B. Applic. #171/78, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

(a) No C. of O. can be issued as per Art. 3, Section 36 of the General City Law and

(b) Proposed construction does not have at least eight percent of the total perimeter of building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed use of drywells for 100% disposal of storm water where no public storm sewers into which discharge is feasible are located within 500 feet of the property is contrary to Section P110.2(c), RS-16, of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 6, 1978, acting on N.B. Applic. #171/78, Objection Nos. 1, A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1, A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform the drawings, marked "Received March 7, 1978", 2 sheets; and May 23, 1978", one sheet; and that all laws, rules and regulations shall be complied with.

176-78-A

APPLICANT—Nicholas J. Salvadeo for Staten Structures Incorporated, owner.

SUBJECT—Application March 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1549 Arthur Kill Road, north side, 2258 feet east of Arden Avenue, Block 5900, Lot 20, Arthur Kill, Borough of Staten Island.

APPEARANCES—
For Applicant: John Buday.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 6, 1978, on N.B. Applic. #172/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

(a) No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

(b) Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 6, 1978, acting on N.B. Applic. #172/78, Objection Nos. 1 a and b and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer, that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b, is granted under

the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received March 7, 1978", 2 sheets, and "May 23, 1978", one sheet; and that all laws, rules and regulations shall be complied with.

177-78-A

APPLICANT—Nicholas J. Salvadeo for Staten Structures Incorporated, owner.

SUBJECT—Application March 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1551 Arthur Kill Road, north side, 2258 feet east of Arden Avenue, Block 5900, Lot 20, Huguenot, Borough of Staten Island.

APPEARANCES—
For Applicant: John Buday.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 6, 1978, on N.B. Applic. #451/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

(a) No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

(b) Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 6, 1978, acting on N.B. Applic. #451/78, Objection Nos. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B, is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received March 7, 1978", 2 sheets, and "May 23, 1978", one sheet; and that all laws, rules and regulations shall be complied with.

212-78-A

APPLICANT—Larry Meltzer for Nettie Feldstein, owner.

SUBJECT—Application March 31, 1978—appeal from a decision of the Borough Superintendent re- proposed conversion of three story two family dwellings to a multiple dwelling.

PREMISES AFFECTED—1780 East 19th Street, west side, 154 feet north of Avenue R, Block 6801, Lot 40, Borough of Brooklyn.

APPEARANCES—
For Applicant: Ronald Ogur.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 22, 1978, on Alt. Applic. #1182/77, reads:

"1. The proposed conversion of a two family dwelling, which exceeds three stories in height and was erected after 1929, to a multiple dwelling is contrary to Section 170A of the Multiple Dwelling Law.

2. Provide a boiler room enclosure of incombustible one hour materials as per Section 65 of the Multiple Dwelling Law."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated March 22, 1978, acting on Alt. Applic. #1182/77, be and it hereby is modified and that the appeal be and it hereby is granted *on condition* that approved smoke detectors be provided in all apartments and the basement; that objection number 2 shall be complied with; that all work shall be substantially completed within one year of the date of this resolution; and on further conditions that the building shall substantially conform to drawings marked received "March 31, 1978", 6 sheets; and that all laws, rules and regulations shall be complied with.

298-78-A

APPLICANT—Albert Melniker for Charles Matarese, owner.

SUBJECT—Application April 25, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—805 Pelton Avenue, east side, 100 feet north of Bard Avenue, Block 294, Lot 6, West New Brighton, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 19, 1978, on N.B. Applic. #601/78, reads:

"5. The street giving access to the proposed building is not duly placed on the official map of the City of New York, therefore:

A. A Certificate of Occupancy may not be issued as per Article 3, Section 36 of the General City Law.

B. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 19, 1978, acting on N.B. Applic. #601/78, Objection Nos. 5 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that the building shall substantially comply with drawings, marked "Received May 31, 1978", one sheet; and that all laws, rules and regulations shall be complied with.

299-78-A

APPLICANT—Alphonse J. Calvanico for Joseph Piacentino, owner.

SUBJECT—Application April 25, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—133 Tallman Street, north side, 227.01 feet east of Barclay Avenue, Block 6382, Lot 63, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 20, 1978, on N.B. Applic. #1448/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 20, 1978, acting on N.B. Applic. #1448/77, Objection Nos. 1, A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1, A and B, is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received April 25, 1978, 3 sheets; and that all laws, rules and regulations shall be complied with.

300-78-A

APPLICANT—Alphonse J. Calvanico for Joseph Chionchio, owner.

SUBJECT—Application April 25, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—125 Tallman Street, north side, 307.01 feet east of Barclay Avenue, Block 6382, Lot 61, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 20, 1978, on N.B. Applic. #649/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 20, 1978, acting on N.B. Applic. #649/78, Objection Nos. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B, is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received April 25, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

396-78-A

APPLICANT—Sheldon Lobel for 148th Avenue Realty Associates, owners.

SUBJECT—Application May 26, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—167-43 148th Avenue, northwest corner of 175th Street, Block 13365, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: Sheldon Lobel.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 17, 1978, on Alt. Applic. #805/77, reads:

"1. Note—P110.2 (b-3) of Article #16 A.C. requires that storm water from site be conveyed by sewers to a public storm or combined street sewer into which discharge is feasible located within five hundred feet of property."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 17, 1978, acting on Alt. Applic. #805/77, Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); *on further condition* that the building shall substantially conform to drawings, marked received "May 26, 1978", 3 sheets, and that all laws, rules and regulations shall be complied with.

630-56-GR

APPLICANT—Ronald A. Zweibel for International Bureau for Protection and Investigation.

SUBJECT—Reopening for amendment of General Resolution—Relative to maintaining an elevator in readiness and a competent operator on premises to assist the Fire Department in gaining access during hours when building is normally closed (nights, Saturdays, Sundays and Holidays), this applies to buildings over 150 feet in height with sprinkler system having connection to Fire Headquarters through a central station, Section C19-164.0 and C26-1433.0 Administrative Code; General Resolution previously adopted.

APPEARANCES—
For Applicant: Ronald A. Zweibel, B. Bernie Longenecker and David Delena.
For Opposition: Mr. Milton Glass.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision, hearing closed.

654-77-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application October 7, 1977—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to self service gasoline service station.

PREMISES AFFECTED—1527 Bedford Avenue and 656 to 668 Lincoln Place, southeast corner, Block 1260, Lot 5, Borough of Brooklyn.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision, hearing closed.

901-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—173 McBaine Avenue, north side, 59.72 feet west of Maguire Avenue, Block 7045, Lot 153, Woodrow, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision, hearing closed.

902-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

MINUTES

PREMISES AFFECTED—183 McBaine Avenue, north side, 159.72 feet west of Maguire Avenue, Block 7045, Lot 158, Woodrow, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision, hearing closed.

903-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—193 McBaine Avenue, north side, 259.72 feet west of Maguire Avenue, Block 7045, Lot 163, Woodrow, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision, hearing closed.

904-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—211 McBaine Avenue, north side. 359.72 feet west of Maguire Avenue, Block 7045, Lot 168, Woodrow, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision, hearing closed.

942-77-A

APPLICANT—McGee and Morsellino for Albion 55 Company, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—77-33 Queens Boulevard, northwest corner of Albion Avenue, Block 1536, Lot 101, Elmhurst, Borough of Queens.

APPEARANCES—
For Applicant: Joseph P. Morsellino.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to July 18, 1978, at 2 P.M., hearing closed.

943-77-A

APPLICANT—McGee and Morsellino for Anthony Heiss, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline station.

PREMISES AFFECTED—130 Bruckner Boulevard, south side, 75 feet east of Brook Avenue, Block 2260, Lot 4, Borough of The Bronx.

APPEARANCES—
For Applicant: Joseph P. Morsellino.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to July 18, 1978, at 2 P.M., hearing closed.

944-77-A

APPLICANT—McGee and Morsellino for Rock Oil Company, Incorporated, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—120-128 West 145th Street, south side, 260 feet west of Lenox Avenue, Block 2013, Lot 44, Borough of Manhattan.

APPEARANCES—
For Applicant: Joseph P. Morsellino.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to July 18, 1978, at 2 P.M., hearing closed.

49-78-A

APPLICANT—Jacob Leff for Michael Zaffaranok, owner, TEL-A-GAY, Incorporated, lessee.

SUBJECT—Application February 1, 1978—appeal from a decision of the Fire Commissioner re- removal of mattresses and beds from cubicles and all bamboo decorations.

PREMISES AFFECTED—218 West 49th Street and 1607 Broadway, southwest corner, Block 1020, Lots 43 and 20, Borough of Manhattan.

APPEARANCES—
For Applicant: Jacob Leff.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to September 12, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

66-78-A

APPLICANT—McGee and Morsellino for Amoco Oil Company, owner.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- proposed use of self service gasoline pumps.

PREMISES AFFECTED—529 Utica Avenue, southwest corner of Rutland Road, Block 4604, Lot 1, Borough of Brooklyn.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; hearing closed.

67-78-A

APPLICANT—McGee and Morsellino for Amoco Oil Company, long-term lessee.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- proposed use of self service gasoline pumps.

PREMISES AFFECTED—1130 Pennsylvania Avenue, northwest corner of Flatlands Avenue, Block 4412, Lots 29 and 32, Borough of Brooklyn.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; hearing closed.

76-78-A

APPLICANT—Northeast Marine Terminal for City of New York, owner.

SUBJECT—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- use of unapproved oil burner unit as space heater.

PREMISES AFFECTED—Foot of 39th Street and Gowanus Bay, Block 662, Lot 100 (230, 115 and 150), Borough of Brooklyn.

MINUTES

APPEARANCES—
For Applicant: Russell F. Magna and Joseph K. Madigan.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to September 12, 1978, at 2 P.M.; hearing closed.

81-78-A

APPLICANT—Samuel J. Kisseloff for Lake Gold Realty Corporation, Contract Vendee.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- height, number of stories, and floor area ratio for proposed converted dwelling is contrary to Multiple Dwelling Law.

PREMISES AFFECTED—175 East 73rd Street, north side, 155 feet west of 3rd Avenue, Block 1408, Lot 30, Borough of Manhattan.

APPEARANCES—
For Applicant: Samuel J. Kisseloff.
For Opposition: Peter M. Gilman and Halina Rosenthal.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; additional information; hearing closed.

163-78-A

APPLICANT—Albert Melniker for Jaak Medvedev, owner.

SUBJECT—Application March 1, 1978—appeal from a decision of the Borough Superintendent re- construction of a non fire rated exterior wall.

PREMISES AFFECTED—547 Rockaway Street, east side, 475.42 feet north of Clermont Avenue, Block 7864, Lot 77, Tottenville, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; additional information; hearing closed.

247-78-A

APPLICANT—Augustus A. Beekman—Fire Commissioner.

OWNER OF PREMISES—William N. Weidman.

SUBJECT—Application April 10, 1978—for Modification of Certificate of Occupancy #Q106790 re- sprinkler system.

PREMISES AFFECTED—31-14 30th Avenue, south side, 50 feet west of 32nd Street, Block 615, Lot 37, Astoria, Borough of Queens.

APPEARANCES—
For Applicant: Lt. R. J. Ellis.
For Owner: Louis Capezza.

ACTION OF BOARD—Laid over to September 12, 1978, at 2 P.M., for continued hearing.

273-78-A

APPLICANT—Alphonse J. Calvanico for Anthony Racanelli, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—350 Forest Avenue, south side, 50.05 feet east of Oakwood Avenue, West New Brighton, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; hearing closed.

301-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45a Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; hearing closed.

302-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45B Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; hearing closed.

303-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45C Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; hearing closed.

304-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45D Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; hearing closed.

305-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45E Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; hearing closed.

306-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

MINUTES

PREMISES AFFECTED—45F Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; hearing closed.

331-78-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES—335 Greenwich Street Corporation.

SUBJECT—Application May 4, 1978—for Modification of Certificate of Occupancy #17251 re- sprinkler system.

PREMISES AFFECTED—335 Greenwich Street, 15 feet south of Jay Street (a/k/a 20-24 Jay Street), Block 143, Lot 21, Borough of Manhattan.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for hearing.

342-78-A

APPLICANT—I. M. S. G. Systems, Incorporated, owner.

SUBJECT—Application May 9, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Liquid Toner", in two and one-half (2½) gallon Cubitainer low density polyethylene with polypropelene cap, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—
For Applicant: Barry Turk.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; hearing closed.

400-78-A

APPLICANT—McGee and Morsellino for 148-08 New York Boulevard Company, owner.

SUBJECT—Application May 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—148-18 New York Boulevard, northwest corner of 148th Road, Block 13379, Lot 36, Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to July 18, 1978, at 2 P.M., for decision; hearing closed.

Adjourned: 6:20 P.M.

ALAN D. GERSHUNY, *Executive Director*

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TELEPHONE—566-5174.

CONTENTS

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, July 18, 1978, Affecting Calendar Numbers—

303-26-BZ— Vol. IV	1055-64-BZ	51-73-A	57-73-A
	1314-66-BZ	52-73-A	58-73-A
407-46-BZ— Vol. II	—Vol. II	53-73-A	59-73-A
	86-68-BZ	54-73-A	60-73-A
803-61-BZ	49-73-A	55-73-A	61-73-A
802-62-A	50-73-A	56-73-A	62-73-A
63-73-A	342-77-A	365-77-A	165-78-BZ
64-73-A	343-77-A	366-77-A	188-78-BZ
65-73-A	344-77-A	936-77-BZ	199-78-BZ
66-73-A	345-77-A	937-77-A	202-78-BZ
67-73-A	346-77-A	889-55-BZ— Vol. II	211-78-BZ
68-73-A	347-77-A		234-78-BZ
69-73-A	348-77-A	64-60-A	245-78-BZ
377-73-BZ	349-77-A	14-77-A	248-78-BZ
558-73-A	350-77-A	613-77-BZ	279-78-BZ
414-74-BZ	351-77-A	614-77-A	284-78-BZ
301-75-A	352-77-A	967-77-BZ	290-78-BZ
548-75-A	353-77-A	223-78-A	291-78-BZ
561-75-BZ	354-77-A	492-78-A	293-78-BZ
855-76-BZ	355-77-A	80-78-BZ	310-78-BZ
891-76-BZ	356-77-A	278-78-BZ	314-78-BZ
99-77-BZ	357-77-A	311-78-BZ	315-78-A
272-77-A	358-77-A	332-78-BZ	327-78-BZ
336-77-A	359-77-A	352-78-BZ	341-78-BZ
337-77-A	360-77-A	360-78-BZ	350-78-BZ
338-77-A	361-77-A	940-77-BZ	383-78-BZ
339-77-A	362-77-A	968-77-BZ	410-78-BZ
340-77-A	363-77-A	990-77-BZ	411-78-A
341-77-A	364-77-A	39-78-BZ	

Minutes of Regular Meeting, Tuesday Afternoon, July 18, 1978, Affecting Calendar Numbers—

823-77-SM	904-77-A	273-78-A	451-78-A
436-78-SM	942-77-A	301-78-A	452-78-A
441-78-SA	943-77-A	302-78-A	453-78-A
442-78-SA	944-77-A	303-78-A	454-78-A
896-67-SM	66-78-A	304-78-A	455-78-A
354-72-SA	67-78-A	305-78-A	456-78-A
122-73-SA	75-78-A	306-78-A	457-78-A
620-76-SM	81-78-A	342-78-A	458-78-A
621-76-SM	98-78-A	366-78-A	459-78-A
287-77-SA	99-78-A	367-78-A	460-78-A
630-56-GR	100-78-A	368-78-A	461-78-A
183-72-A	108-78-A	369-78-A	462-78-A
654-77-A	163-78-A	370-78-A	463-78-A
881-77-A	192-78-A	371-78-A	464-78-A
882-77-A	198-78-A	372-78-A	465-78-A
883-77-A	213-78-A	386-78-A	466-78-A
884-77-A	229-78-A	397-78-A	468-77-A
885-77-A	230-78-A	400-78-A	77-78-A
886-77-A	231-78-A	447-78-A	204-78-A
901-77-A	232-78-A	448-78-A	331-78-A
902-77-A	233-78-A	449-78-A	672-77-SA
903-77-A	239-78-A	450-78-A	

Correction affecting Calendar Number 672-77-SA.
Public Notice

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CALENDAR

DOCKET

New Cases Filed up to July 18, 1978

Cal. No. *Dept.* *Premises Affected*

532-78-A—B.M.—1487 Seventh Avenue, west side, 40.5 feet south of 43rd Street, Block 1014, Lot 1034, Borough of Manhattan, Alt. #356/78, re- amusement arcade (UG 15) not permitted in C6-7 dist.

533-78-A—B.M.—113 West 42nd Street, north side, 150 feet west of Avenue of the Americas, Block 995, Lot 26, Borough of Manhattan, Alt. #312/73, re- amusement arcade (UG 15), not permitted in C6-7 dist.

534-78-A—B.M.—210-212 West 42nd Street, south side, 100 feet west of Seventh Avenue, Block 1013, Lot 37, Borough of Manhattan, Alt. #314/73, re- amusement arcade (UG 15) not permitted in C6-7 dist.

535-78-A—B.M.—259 West 42nd Street, north side, 100 feet east of Eighth Avenue, Block 1014, Lot 5, Borough of Manhattan, Alt. #321/73, re- amusement arcade (UG 15) not permitted in C6-7 dist.

536-78-A—B.M.—247 West 42nd Street, north side, 237.6 feet east of Eighth Avenue, Block 1014, Lot 11, Borough of Manhattan, Alt. #1013/76, re- amusement arcade (UG 15) not permitted in C6-7 dist.

537-78-A—B.M.—119 Nassau Street, west side, 101.9 feet south of Beekman Street, Block 90, Lot 15, Borough of Manhattan, Alt. #1540/74, re- amusement arcade (UG 15) not permitted in C5-5 dist.

538-78-A—B.M.—711-715 Seventh Avenue, east side, 50.5 feet south on West 48th Street, 168-170 West 48th Street, Block 1000, Lot 64, Borough of Manhattan, Alt. #1094/75, re- amusement arcade (UG 15) not permitted in C6-7 dist.

539-78-A—B.M.—303 West 42nd Street, north side, 75 feet west of Eighth Avenue, 669 Eighth Avenue, Block 1033, Lot 32, Borough of Manhattan, Alt. #194/74, re- amusement arcade (UG 15) not permitted in C6-7 dist.

540-78-A—B.M.—1603-11 Broadway, west side, 19.6 feet south on West 49th Street, and 210-218 West 49th Street, Block 1020, Lot 43, Borough of Manhattan, Alt. #179/75, re- amusement arcade (UG 15) not permitted in C6-7 dist.

541-78-A—801-803 Eighth Avenue, southwest corner of West 49th Street, Block 1039, Lot 32, Borough of Manhattan, Alt. #355/76, re- amusement arcade (UG 15) not permitted in C6-7 dist.

542-78-BZ—B.Q.—34-12 102nd Street, west side, 100 feet south of 34th Avenue, Block 1735, Lot 12, Corona, Borough of Queens, Community Board #3Q, Alt. #425/78, re- off site parking in R5 dist. cont. to Sec. 25-53-ZR.

543-78-A—Appeal from Cal. No. 281-77-BCR—Reference Standard 13-1.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

SEPTEMBER 12, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 12, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

527-65-BZ

APPLICANT—M. Martin Elkind for North Union Realty Company, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired October 13, 1975—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-2 district, the maintenance of an open automobile sales lot.

PREMISES AFFECTED—36-30 Union Street, west side, 126.03 feet north of 37th Avenue, Block 4977, Lots 60 and 61, Flushing, Borough of Queens. Community Board #7Q.

80-38-A

APPLICANT—Ernest A. Lemmo, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 8, 1978—appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—147-08 46th Avenue and 46-05 Parsons Boulevard, southeast corner, Block 5452, Lot 3, Flushing, Borough of Queens.

1845-61-BZ

APPLICANT—Frederick A. Ketcher for Gladys Fayne, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires October 9, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7c and Section 21 of the Zoning Resolution, permitting in a local retail and residence use district, the maintenance of non-transient parking lot for more than five vehicles.

PREMISES AFFECTED—950-966 Summit Avenue and 161-169 West 162nd Street, northwest corner, Block 2524, Lots 33, 36, 38 and 39, Borough of The Bronx. Community Board #4BX.

265-77-A

APPLICANT—Cristy Chemical Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—Appeal from a decision of the Fire Commissioner re- packaging of flammable mixture known as "Cristy Drygas (r) Brand Gas Line Anti-Freeze", in 12 ounce round bottle hi-density polyethelene with child proof screw cap, container not in compliance with the Regulations of the Administrative Code of the City of New York, previously granted on condition.

99-52-BZ—Vol. II

APPLICANT—Arthur Levine for Sidney Esikoff and Leon Shankman, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 12, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a local retail use district, portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, auto showroom and office; and for the open sale and display of used cars; and permitting the parking and storage of motor vehicles.

CALENDAR

PREMISES AFFECTED—83-10 Astoria Boulevard, south side, from 83rd to 84th Streets; 24-09 to 24-19 83rd Street and 24-02 to 24-08 84th Street, Block 1095, Lot 16, Jackson Heights, Borough of Queens. Community Board #3Q.

342-47-BZ

APPLICANT—Jobino S. Cora, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 11, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7i and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office.

PREMISES AFFECTED—1085 Intervale Avenue, 864 East 167th Street, southwest corner and 1088 Hall Place, Block 2700, Lot 39, Borough of The Bronx. Community Board #2BX.

340-75-A

APPLICANT—Martyn and Don Weston for Athenium House Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re- lot line windows, height of risers, egress, rear yard and ventilation for proposed multiple dwelling, previously granted on condition.

PREMISES AFFECTED—54 East 11th Street, south side, 180.10 feet east of University Place, Block 562, Lot 11, Borough of Manhattan.

807-52-BZ

APPLICANT—Lama and Vassalotti for Bill Wolf Petroleum Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 14, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in the local retail use portion of a lot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting in the parking and storage of motor vehicles on unbuilt portion of lot.

PREMISES AFFECTED—140-20 Farmers Boulevard and 174-25 to 174-33 142nd Avenue, northwest corner, Block 12592, Lot 315, Hollis, Borough of Queens. Community Board #12Q.

237-76-BZ

APPLICANT—Irving E. Minkin, Acting Commissioner, Department of Buildings.

OWNER OF PREMISES—27-67 122nd Street Realty Corporation.

SUBJECT—Application for consideration—reopening to rescind the resolution of July 13, 1976 and for extension of time to complete—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the enlargement in lot area and floor area of an existing catering and cabaret establishment and the use of the second floor addition as an accessory beauty parlor.

PREMISES AFFECTED—25-67 to 25-71 College Point Causeway, east side, 100 feet north of 26th Avenue, Block 4260, Lots 61 and 62, College Point, Borough of Queens. Community Board #7Q.

ZONING CASES

8-78-BZ

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application January 5, 1978—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C8-3 and R7-2 district the enlargement in lot area and the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—2418/36 Amsterdam Avenue, west side, Blockfront with west 181st Street, Block 2152, Lot 83, Borough of Manhattan. Community Board #12M.

21-78-BZ

APPLICANT—Sol Niego for First Nat'l Bank of Boston, owner, Waldbaum's Incorporated, lessee.

SUBJECT—Application January 13, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story enlargement to an existing supermarket previously before the Board and reduction in the number of accessory parking spaces.

PREMISES AFFECTED—155-15 Aguilar Avenue, north side, 246.26 feet west of 72nd Avenue, Block 6793, Lot 380, Flushing, Borough of Queens. Community Board #8Q.

110-78-BZ

APPLICANT—Nicholas J. Salvadeo for Egon J. Salmon, owner.

SUBJECT—Application February 22, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the conversion of an existing one story and cellar, one family dwelling into business offices.

PREMISES AFFECTED—1288 Victory Boulevard, southwest corner of Logan Avenue, Block 672, Lot 8, Clove Lake, Borough of Staten Island. Community Board #1S.I.

297-78-BZ

APPLICANT—George P. Colovchenko, P.E., for Samson Management Corporation, owner.

SUBJECT—Application April 24, 1978—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an R5 district, in an existing six story and basement building, the use of a portion of the basement as a beauty parlor.

PREMISES AFFECTED—23-35 Bell Boulevard, east side, 210 feet south of 23rd Avenue, Block 5958, Lot 100, Bayside, Borough of Queens. Community Board #7Q.

967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amendment to a new building application that creates noncompliance in lot area per room.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

Laid over from July 18, 1978, for hearing.

CALENDAR

223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street and Second Avenue, Block 1546, Lots 1 and 50, Borough of Manhattan.

Laid over from July 18, 1978, for hearing.

492-78-A

APPLICANT—Irving E. Minkin, P.E., Acting Commissioner of Department of Buildings.

OWNER OF PREMISES—H. J. Kalikow and Company, Incorporated.

SUBJECT—Application June 28, 1978—for Revocation of Certificate of Occupancy #78511.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1610 Second Avenue, northeast corner, Block 1546, Lots 1-5, 62, Borough of Manhattan.

Laid over from July 18, 1978, for hearing.

360-78-BZ

APPLICANT—McGee and Morsellino for Flushing Federal Savings and Loan and Estates of Harry and Leonard Miller, owners, McDonald's Corporation, lessee, Franchise Realty Interstate Corporation, Contract-Vendee.

SUBJECT—Application May 16, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, the erection of a one story restaurant with accessory parking and business sign in the residence district, with a sign that exceeds the permitted surface area and with a business entrance within fifty feet of intersecting street.

PREMISES AFFECTED—154-17 North Conduit Avenue, northeast corner of Rockaway Boulevard, Block 12310, Lots 1, 4 and 80, Jamaica, Borough of Queens. Community Board #12Q.

Laid over from July 18, 1978, for hearing.

921-77-BZ

APPLICANT—Nicholas J. Salvadeo for Albert Davino, owner.

SUBJECT—Application November 30, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with commercial uses, the reconstruction of retail stores with accessory parking in open area.

PREMISES AFFECTED—960 Richmond Avenue, west side, 74.98 feet south of Mansey Place, Block 1704, Lot 56, Port Richmond, Borough of Staten Island. Community Board #1S.I.

Laid over from July 11, 1978, for continued hearing.

352-78-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for C. and M. Holding Corporation, owner, N. Y. Skate Park Enterprise, lessee.

SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Sections 72-21 and 73-35 of the Zoning Resolution, to permit in an M3-1 district, the erection of two story structure for use or an amusement arcade and with a skateboard facility within an air supported structure.

PREMISES AFFECTED—1734 Shore Parkway, west side, 114.98 feet south of Bay Parkway, Block 6491, Lot 190, Borough of Brooklyn. Community Board #11BK.

Laid over from July 18, 1978, hearing closed.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 12, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 12, 1978*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

191-78-A

APPLICANT—Harry Soled for Cong. Dyar Moshe, Rabbi Ch. Ashkenazi, owner.

SUBJECT—Application March 16, 1978—appeal from a decision of the Borough Superintendent re- proposed use of three (3) story frame building as synagogue.

PREMISES AFFECTED—1073 East 27th Street, east side, 165 feet north of Avenue K, Block 7609, Lot 15, Borough of Brooklyn.

200-78-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application March 21, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use from "Automotive service station" to "Self service gasoline and oil selling station".

PREMISES AFFECTED—776 4th Avenue, northwest corner of 26th Street, Block 654, Lot 34, Borough of Brooklyn.

201-78-A

APPLICANT—Lama and Vassalotti for Morben Properties, Incorporated, owner, Mobil Oil Corporation, long term lessee.

SUBJECT—Application March 21, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to "self service" gasoline and oil selling station.

PREMISES AFFECTED—6001 Church Avenue, northeast corner of Ralph Avenue, Block 4686, Lot 1, Borough of Brooklyn.

207-78-A

APPLICANT—Richard C. Carter for Mr. John Luts, owner.

SUBJECT—Application March 29, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—382 Sharrotts Road, south side, 1638.8 feet east of Arthur Kill Road, Block 7328, Lot 50, Charleston, Borough of Staten Island.

428-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—189 Melba Street, east side, 462.40 feet north of Westwood Avenue, Block 752, Lot 308, Willowbrook, Borough of Staten Island.

CALENDAR

429-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—191 Melba Street, east side, 439.20 feet north of Westwood Avenue, Block 752, Lot 307, Willowbrook, Borough of Staten Island.

430-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—193 Melba Street, east side, 416.00 feet north of Westwood Avenue, Block 752, Lot 305, Willowbrook, Borough of Staten Island.

431-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—195 Melba Street, east side, 392.80 feet north of Westwood Avenue, Block 752, Lot 304, Willowbrook, Borough of Staten Island.

432-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—199 Melba Street, east side, 369.60 feet north of Westwood Avenue, Block 752, Lot 303, Willowbrook, Borough of Staten Island.

433-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—201 Melba Street, east side, 346.40 feet north of Westwood Avenue, Block 752, Lot 301, Willowbrook, Borough of Staten Island.

434-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—203 Melba Street, east side, 323.20 feet north of Westwood Avenue, Block 752, Lot 300, Willowbrook, Borough of Staten Island.

435-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—205 Melba Street, east side, 300.00 feet north of Westwood Avenue, Block 752, Lot 299, Willowbrook, Borough of Staten Island.

468-77-A

APPLICANT—Jeremiah T. Walsh, Commissioner of Buildings.

OWNER OF PREMISES—William Schmid.

SUBJECT—Application July 7, 1977—for Modification of Certificate of Occupancy #4467 re- access to fire escapes, and stairway enclosure.

PREMISES AFFECTED—25-29 William Street and 38-42 Exchange Place, southwest corner, Block 25, Lot 27, Borough of Manhattan.

49-78-A

APPLICANT—Jacob Leff for Michael Zaffarano, owner, TEL-A-GAY, Incorporated, lessee.

SUBJECT—Application February 1, 1978—appeal from a decision of the Fire Commissioner re- Removal of mattresses and beds from cubicles and all bamboo decorations.

PREMISES AFFECTED—218 West 49th Street and 1607 Broadway, southwest corner, Block 1020, Lots 43 and 20, Borough of Manhattan.

247-78-A

APPLICANT—Augustus A. Beekman—Fire Commissioner.

OWNER OF PREMISES—William N. Weidman.

SUBJECT—Application April 10, 1978—for Modification of Certificate of Occupancy #Q106790 re- sprinkler system.

PREMISES AFFECTED—31-14 30th Avenue, south side, 50 feet west of 32nd Street, Block 615, Lot 37, Astoria, Borough of Queens.

986-77-A

APPLICANT—Redken Laboratories, Incorporated, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Fire Commissioner re- packaging of nail polish remover in 16 ounce, high density, polyethylene container with a cap made of phenolic material with a poly aluminum mylar liner, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

76-78-A

APPLICANT—Northeast Marine Terminal for City of New York, owner.

SUBJECT—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- use of unapproved oil burner unit as space heater.

PREMISES AFFECTED—Foot of 39th Street and Gowanus Bay, Block 662, Lot 100 (230, 115 and 150), Borough of Brooklyn.

204-78-A

APPLICANT—I. Daniel Weisberg for 724 Fifth Avenue Realty, owner, Doubleday and Company, Incorporated, lessee.

SUBJECT—Application March 27, 1978—appeal from a decision of the Borough Superintendent re- proposed use of glass panel in elevator cab.

CALENDAR

PREMISES AFFECTED—724 Fifth Avenue, west side, 50.5 feet north of West 56th Street, Block 1272, Lot 36, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 19, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 19, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

48-53-BZ—Vol. I

APPLICANT—Gabriel Nathan Associates for Surf Paper and Housewares, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy from laundry and office to wholesale distribution of paper products and house furnishings and storage.

PREMISES AFFECTED—64-08 Beach Channel Drive, north side, 39 feet west of Beach 64th Street, Block 16038, Lot 70, Arverne, Borough of Queens. Community Board #14Q.

602-71-BZ

APPLICANT—Albert Melniker for Giffords Realty Corporation owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-1 and R3-2 district, the reconstruction of a plumbing supply and display establishment with accessory parking and loading in the open area.

PREMISES AFFECTED—35 Giffords Lane, east side, 354.32 feet north of Amboy Road, Block 4624, Lot 20, Great Kills, Borough of Staten Island.

742-72-BZ

APPLICANT—Matthew D. Lippman for Addicts Rehabilitation Center, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 28, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-2 district, the conversion of a five story commercial building to a community facility use with sleeping accommodations.

PREMISES AFFECTED—1881 to 1889 Park Avenue, east side, 12 feet north of 128th Street, Block 1777, Lots 1 and 3, Borough of Manhattan.

788-57-BZ

APPLICANT—Leonard F. Rothkrug for Joykiss Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired May 6, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of 5 gallon storage tanks and two pumps and the parking of employees' cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lot 42 (formerly Lots 32 and 42), Flushing, Borough of Queens. Community Board #7Q.

70-52-BZ—Vol. II

APPLICANT—Stanley H. Klein for Lucy Mines, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 27, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence and retail use district, the extension in use and area of existing parking and storage of motor vehicles.

PREMISES AFFECTED—88-34 to 88-38 161st Street, west side, 269 feet 2¾ inches north of 89th Avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens. Community Board #12Q.

524-40-A

APPLICANT—Stanley H. Klein for Dr. I. Feigenbaum, contract vendee; Dr. Benjamin Schaeffer, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—Appeal from a decision of the Borough Superintendent re- erection of a frame building within the fire limits; previously granted on condition.

PREMISES AFFECTED—80-04 190th Street, southwest corner of Union Turnpike, Block 7267, Lot 1, Jamaica Estates East, Borough of Queens.

64-60-A

APPLICANT—Gerald M. Daub for Albert Topper, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 6, 1978—Appeal from a decision of the Borough Superintendent re-change in use from beauty parlor to dental lab; previously granted on condition.

PREMISES AFFECTED—284 Third Avenue, west side, 25 feet north of East 22nd Street, Block 878, Lot 36, Borough of Manhattan.

14-77-A

APPLICANT—H. I. Sigman, Borough Superintendent, Department of Buildings.

OWNERS—Mario Tucciarone, Charles Met and Estate of Anthony Coccheo.

SUBJECT—Application for consideration—to reopen in accordance with the order of the Court for further hearing consistent with the Court's decision herein dated November 17, 1977—for renovation of Certificate of Occupancy Q57526; previously granted on condition.

PREMISES AFFECTED—188-16 Northern Boulevard, northwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

889-55-BZ—Vol. II

APPLICANT—Charles M. Spindler Associates for Sun Oil Company of Pennsylvania, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a resi-

CALENDAR

dence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-13 to 69-25 (69-15 official) 164th Street east side, 110 feet (120.02 feet) south of 69th Avenue, Block 6931, Lot 38, Flushing, Borough of Queens. Community Board #8Q.

ZONING CASES

43-78-BZ

APPLICANT—Joseph B. Raia for Thomas Paccione, owner.

SUBJECT—Application January 31, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story enlargement to an existing mixed building to create an additional store that increases the degrees of non-conformity.

PREMISES AFFECTED—30 Giffords Lane, southwest corner of Baltimore Street, Block 5433, Lot 157, Great Kills, Borough of Staten Island. Community Board #3.S.I.

72-78-BZ

APPLICANT—E. Lauria for Edward Ramos, owner.

SUBJECT—Application February 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, in an existing two story building, the extension of the first floor restaurant and cabaret that increases the degree of non-conformity.

PREMISES AFFECTED—750 Barclay Avenue, northwest corner of Boardwalk Avenue, Block 6397, Lot 12, Annadale, Borough of Staten Island. Community Board #3S.I.

334-78-BZ

APPLICANT—Paul G. Mauch for Hamax Holding Corporation, owner, Irving Tire Company, Incorporated, lessee.

SUBJECT—Application May 6, 1978—decision of the Borough Superintendent, under Sections 11-413 and 72-21 of the Zoning Resolution, to permit in an R1-2 disrtict, on a plot previously before the Board, the enlargement in lot area and the change in use of an existing automobile establishment including the installation of automobile parts with hand tools only muffler installation.

PREMISES AFFECTED—233-20 Northern Boulevard, southwest corner of 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens. Community Board #11Q.

353-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, et al. for Madison Company, owner. Marvin B. Tepper, lessee.

SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, the erection of an eight story and penthouse multiple dwelling and community facility structure that exceeds the permitted floor area ratio and has less than the required open space and lot area per room.

PREMISES AFFECTED—243-245 East 50th Street, north side, 141 feet west of Second Avenue, Block 1324, Lot 19, Borough of Manhattan. Community Board #6M.

307-78-BZ

APPLICANT—Stanley H. Klein for Dr. I. Feigenbaum, owner, Dr. Benjamin Schaeffer, Contract-Vendee.

SUBJECT—Application April 26, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the enlargement above the area limitation for a home occupation for an existing doctor's office that creates non-compliance in floor area ratio and open space ratio and accessory parking within the front yard.

PREMISES AFFECTED—189-10 Union Turnpike, 80-04 190th Street, southwest corner of, Block 7267, Lot 6, Hollis, Borough of Queens. Community Board #8Q.

73-77-BZ

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of the second through twelve floors from lofts into joint living/working quarters.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan. Community Board #5M.

Laid over from July 11, 1978, for continued hearing.

74-77-A

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan.

Laid over from July 11, 1978, for continued hearing.

332-78-BZ

APPLICANT—Leonard F. Rothkrug for French and Polyclinic Medical School and Health Center, Incorporated, owner. (In Bankruptcy)

SUBJECT—Application May 5, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of a two building hospital complex into apartment that create non-compliance in lot area per room rear yard encroachment distance between building and between window and lot lines, and outer court regulation.

PREMISES AFFECTED—326-338 West 30th Street, south side, 312 feet west of Ninth Avenue, 325-329 West 29th Street, Block 753, Lot 56, Borough of Manhattan. Community Board #4M.

Laid over from July 18, 1978 for continued hearing.

80-78-BZ

APPLICANT—Samuel J. Kisseloff for Nicholas Brusco, owner.

SUBJECT—Application February 17, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C1-8 district, the conversion of an existing five story and penthouse structure from a rooming house into a multiple dwelling that creates non-compliance in lot area per room.

CALENDAR

PREMISES AFFECTED—67 West 73rd Street, northeast corner of Columbus Avenue, Block 1126, Lot 1, Borough of Manhattan. Community Board #7M.

Laid over from July 18, 1978, hearing closed.

278-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman, Colin, et al. for Madison 360 Company, Long-Term Lessee.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 and Section 666 of the New York City Charter, to permit in a C5-3 district, the erection of three additional stories on an existing eleven story commercial structure that creates non-compliance in floor area ratio and penetration of the sky exposure plane.

PREMISES AFFECTED—360 Madison Avenue and 19-27 East 45th Street, northwest corner, Block 1281, Lot 17, Borough of Manhattan. Community Board #5M.

Laid over from July 18, 1978, hearing closed.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 19, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 19, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

356-78-SA

APPLICANT—SDS Equipment Corporation and Fire Indicating Recording Equipment, Incorporated—fire alarm equipment.

480-78-SM

APPLICANT—Clearwater Separator Company for Sussex Tank Incorporated—Oil/water separators.

225-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—379 Stafford Avenue, north side, 300 feet east of Delmar Avenue, Block 6304, Lot 64, Huguenot, Borough of Staten Island.

226-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—62 Idaho Avenue, west side, 380.49 feet north of Amboy Road, Block 6993, Lot 215, Pleasant Plains, Borough of Staten Island.

227-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—72 Idaho Avenue, west side, 264.94 feet north of Amboy Road, Block 6993, Lot 220, Pleasant Plains, Borough of Staten Island.

228-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84 Idaho Avenue, west side, 149.96 feet north of Amboy Road, Block 6993, Lot 225, Pleasant Plains, Borough of Staten Island.

238-78-A

APPLICANT—Richard C. Carter for Mrs. Marie Santora, owner.

SUBJECT—Application April 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—209 Latimer Avenue, north side, 100 feet east of Baron Boulevard, Block 2786, Lot 137, Chelsea, Borough of Staten Island.

240-78-A

APPLICANT—Robert Allen Fuller for The Kingsford Company, owner.

SUBJECT—Application April 3, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Match Light Briquets", consisting of "K-28" (Charcoal impregnated with solvent) with a flash point of 180° F. and "Conoco LPA Solvent" with a flash point of 162° F., in four (4) pound baler bags with no type of airtight replaceable cap or top, packaging not in Compliance with the Regulations of the Administrative Code of the City of New York.

316-78-A

APPLICANT—Robert Allen Fuller for The Kingsford Company, owner.

SUBJECT—Application May 1, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Match Light Briquets", consisting of "K-28" (Charcoal impregnated with solvent) with a flash point of 180° F. and Conoco LPA Solvent, in eight pound (8 lb.) baler bags, with no type of airtight replaceable cap or top, bags not in Compliance with the Regulations of the Administrative Code of the City of New York.

331-78-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES: 335 Greenwich Street Corporation.

SUBJECT—Application May 4, 1978—for Modification of Certificate of Occupancy #17251 re- sprinkler system.

PREMISES AFFECTED—335 Greenwich Street, 15 feet south of Jay Street (a.k.a. 20-24 Jay Street), Block 143, Lot 21, Borough of Manhattan.

504-78-A

APPLICANT—Frank A. Vaccaro for Donald Perillo, owner.

SUBJECT—Application June 30, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

CALENDAR

PREMISES AFFECTED—1010 Ionia Avenue, south side, 189.92 feet east of Lenevar Avenue, Block 6918, Lot 17, Princess Bay, Borough of Staten Island.

414-78-A

APPLICANT—Alphonse J. Calvanico for Leslie Bach, owner.

SUBJECT—Application June 9, 1978—filed pursuant to Section 36, Article 3, General City Law re- building not fronting on a legal street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—201 Noel Street, north side, 214.38 feet west of Holdridge Avenue, Block 6366, Lot 55, Annadale, Borough of Staten Island.

443-78-A

APPLICANT—Alphonse J. Calvanico for Jabor Estates, Incorporated, owner.

SUBJECT—Application June 20, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—205 Noel Street, north side, 254.38 feet west of Holdridge Avenue, Block 6366, Lot 57, Annadale, Borough of Staten Island.

289-78-A

APPLICANT—Alphonse J. Calvanico for Harvard Borg, owner.

SUBJECT—Application April 18, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7), and pursuant to Section 36, Art. 3 of the General City Law —bldg. not fronting on a legally mapped street.

PREMISES AFFECTED—189 Noel Street, north side, 94.38 feet west of Holdridge Avenue, Block 6366, Lot 49, Annadale, Borough of Staten Island.

329-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application May 4, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—50 Tyndale Street, southeast corner of Barclay Avenue, Block 6364, Lot 8, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 26, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 26, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

678-56-BZ

APPLICANT—Donald D. Fisher for Four Guds Realty Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired July 9, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use B area district, the construction of a one story building of Class 3 construction to be occupied as a retail store and occupying more than the permitted area.

PREMISES AFFECTED—408 East 11th Street, south side, 144 feet east of 1st Avenue, Block 438, Lot 12, Borough of Manhattan. Community Board #3M.

547-62-A

APPLICANT—Herbert Gallin for Jerome R. Jakubovitz, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 14, 1975—appeal from a decision of the Borough Superintendent—filed pursuant to Section 310 of the Multiple Dwelling Law, Section 34 of the Multiple Dwelling Law re- cellar apartment; previously granted on condition.

PREMISES AFFECTED—2179-2187 Matthews Avenue, west side, 92.1 feet south of Pelham Parkway South, Block 4322, Lots 43, 45 and 47, Borough of The Bronx.

576-64-BZ

APPLICANT—Leonard F. Rothkrug for Bethany Baptist Church, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 73-641 of the Zoning Resolution, permitting in a R6 district, the enlargement in area of an existing church to provide for a school that exceeds the permitted lot coverage.

PREMISES AFFECTED—141-47 Decatur Street, 440-460 Sumner Avenue, northeast corner, 216-220 MacDonough Street, Block 1856, Lots 38 and 41, Borough of Brooklyn. Community Board #3BK.

50-71-BZ

APPLICANT—Millard Bresin for Amoco Oil Company, long term lessee in control of property.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 73-211 and 73-212 of the Zoning Resolution, permitting in a C2-3 district, the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—6401 to 6407 4th Avenue and 402 to 408 64th Street, southeast corner, Block 5818, Lot 5, Borough of Brooklyn.

888-60-BZ

APPLICANT—George Perotto for Theodore Tanner, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a local retail district, the erection and maintenance of a gasoline service station, auto washing (non-automatic) lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and proposed ground sign.

PREMISES AFFECTED—160-06 Union Turnpike, southeast corner of 160th Street, Block 6855, Lot 31 (formerly Lots 31 and 33), Jamaica, Borough of Queens. Community Board #8Q.

CALENDAR

ZONING CASES

208-78-BZ

APPLICANT—Albert Melniker for Frank Tambakis, Nicholas and Ann Tambakis, owners.

SUBJECT—Application March 30, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story for use as a funeral establishment with accessory parking in the open area.

PREMISES AFFECTED—2145 Richmond Avenue, east side, 11.74 feet south of Rockland Avenue, Block 2360, Lot 54, New Springville, Borough of Staten Island. Community Board #2S.I.

209-78-A

APPLICANT—Albert Melniker for Frank Tambakis, Nicholas and Ann Tambakis, owners.

SUBJECT—Application March 30, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2145 Richmond Avenue, east side, 11.74 feet south of Rockland Avenue, Block 2360, Lot 54, New Springville, Borough of Staten Island.

285-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner, Steven Liebman, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—343-345 West 30th Street, north side, 236 feet east of Ninth Avenue, Block 754, Lots 16 and 17, Borough of Manhattan. Community Board #4M.

286-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner, Steven Liebman, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—337-339 West 30th Street, north side, 321 feet east of Ninth Avenue, Block 754, Lots 19 and 20, Borough of Manhattan. Community Board #4M.

295-78-BZ

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.

SUBJECT—Application April 20, 1978—decision of the Borough Superintendent, under Sections 72-21 and 72-01(b) of the Zoning Resolution, to permit in a R4 district, on a plot with less than the required lot area, the erection of a two family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—63-14 54th Avenue, south side, 112.38 feet east of 63rd Street, Block 2366, Lot 93, Maspeth, Borough of Queens. Community Board #2Q.

296-78-BZ

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.

SUBJECT—Application April 20, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a three story, three family dwelling that encroaches on the required front, side and rear yards and penetrates the sky exposure plane.

PREMISES AFFECTED—63-18 54th Avenue, south side, 147.68 feet east of 63rd Street, Block 2366, Lot 95, Maspeth, Borough of Queens. Community Board #2Q.

385-78-A

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- rear yard and side yard dimensions.

PREMISES AFFECTED—63-18 54th Avenue, south side, 147.68 feet east of 63rd Street, Block 2366, Lot 95, Maspeth, Borough of Queens.

330-78-BZ

APPLICANT—Abraham Grossman for 14th Road Realty Corporation, owner.

SUBJECT—Application May 4, 1978—decision of the Borough Superintendent, under Section 73-50 of the Zoning Resolution, to permit in a M1-1 district, the enlargement in area of an existing food processing establishment (bakery) that encroaches in the required front yard along a district boundary.

PREMISES AFFECTED—115-05 15th Avenue, north side, 250 feet east of 114th Street, 115-10 14th Road, Block 4067, Lots 15, 22, College Point, Borough of Queens. Community Board #7Q.

277-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin et al for Bowery Savings Bank, St. James Place, Incorporated, Iandor Realty Corporation, owner.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a R4 district, the construction and maintenance of an off-site accessory parking facility for a lork.

PREMISES AFFECTED—2228 Hendrickson Street, west side, 210 feet south of Avenue U, Block 8558, Lots 55, 57 and 59, Borough of Brooklyn. Community Board #18BK.

Laid over from July 5, 1978 for hearing.

311-78-BZ

APPLICANT—Harold Herman for Solita N. Herman, Trustee.

SUBJECT—Application April 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the construction of an additional floor to an existing multiple dwelling previously before the Board that increases the degree of non-compliance in open space ratio, floor area ratio, lot area per room and penetration of the sky exposure plane.

PREMISES AFFECTED—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan. Community Board #8M.

Laid over from July 18, 1978, hearing closed.

ALAN D. GERSHUNY, *Executive Director*

CALENDAR

SEPTEMBER 26, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, September 26, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

38-78-A

APPLICANT—Albert Melniker, A.I.A. for Marc Wood, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1825 Forest Avenue, north side, 225 feet west of Morningstar Road, Block 1180, Lot 13, Borough of Staten Island.

210-78-A

APPLICANT—Albert Melniker for The Church of Jesus Christ of Latter-Day Saints, owner.

SUBJECT—Application March 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—913 Rockland Avenue, north side, 893.63 feet west of Forest Hill Road, Block 1992, Lot 50, New Springville, Borough of Staten Island.

249-78-A

APPLICANT—Arthur Guttman for Fran Ed Equities, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use on the 4th and 5th stories from permanently vacant to joint living work quarters for artists.

PREMISES AFFECTED—59-63 Allen Street, west side, 75.1 feet south of Grand Street, 88 Eldridge Street, Block 307, Lot 24, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 4, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, October 4, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

394-73-BZ

APPLICANT—Leonard F. Rothkrug for Paul and Nunzia Petrone, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the conversion of an accessory five car garage to an automobile repair shop.

PREMISES AFFECTED—211-21 and 211-27 45th Road, north side, 200 feet east of 211th Road, Block 1713, Lots 46 and 47, Bayside, Borough of Queens. Community Board #11Q.

47-77-BZ

APPLICANT—Sheldon Lobel for Antonio and Rachele Nunziata, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 31, 1978 —decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 district, the conversion of a two car garage accessory to a dwelling into an automoible repair shop.

PREMISES AFFECTED—620 East 186th Street and 2342 Hughes Avenue, southeast corner, Block 3074, Lot 8, Borough of The Bronx.

ZONING CASES

73-78-BZ

APPLICANT—Edwin Storch for Doris Batt and Elsie Batt, owners.

SUBJECT—Application February 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a two story basement enlargement to a multiple dwelling that increases the degree of non-compliance in floor area ratio, open space ratio and lot area per room.

PREMISES AFFECTED—102-06 27th Avenue, southeast corner of Humphreys Street, Block 1661, Lot 1, Corona, Borough of Queens. Community Board #3Q.

74-78-A

APPLICANT—Edwin Storch for Doris Batt and Elsie Batt, owners.

SUBJECT—Application February 14, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—102-06 27th Avenue, southeast corner of Humphreys Street, Block 1661, Lot 1, Corona, Borough of Queens.

115-78-BZ

APPLICANT—Sheldon Lobel for Ivan Natchev and Jacqueline Natchev, owners.

SUBJECT—Application February 16, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-2 district, the maintenance of an automobile laundry that has less than the required reservoir space.

PREMISES AFFECTED—244 Flatbush Avenue Extension, southwest corner of Gold Street, Block 2060, Lots 8 and 12, Borough of Brooklyn. Community Board #2BK.

161-78-BZ

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 1, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches on the required front and side yard.

PREMISES AFFECTED—1420 57th Street, south side, 150 feet east of 14th Avenue, Block 5699, Lot 14, Borough of Brooklyn. Community Board #12BK.

162-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 1, 1978—appeal from a decision of the Borough Superintendent re- provision of entrance accessible to persons in wheelchair.

CALENDAR

PREMISES AFFECTED—1420 57th Street, south side, 150 feet east of 14th Avenue, Block 5699, Lot 14, Borough of Brooklyn.

224-78-BZ

APPLICANT—Frank A. Vaccaro for Mrs. Marie Kauhaus, owner.

SUBJECT—Application April 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—16 Sparkill Avenue, south side, 84.26 feet west of Richmond Road, Block 848, Lot 214, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

308-78-BZ

APPLICANT—Leonard F. Rothkrug for Matthew & Rose Amato, owners, Titus Oaks Record Exchange, contract vendee.

SUBJECT—Application April 26, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story building for use as a retail store.

PREMISES AFFECTED—2879 Campus Road, east side, 100 feet north of Hillel Place, Block 7556, Lots 68 and 69, Borough of Brooklyn. Community Board #14BK.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 4, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, October 4, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

932-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—560 Oakdale Street, south side, 50 feet west of Arden Street, Block 5393, Lot 10, Annadale, Borough of Staten Island.

933-78-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—11 Fingal Street, north side, 75 feet west of Arden Avenue, Block 5393, Lot 25, Annadale, Borough of Staten Island.

934-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1350 Arden Avenue, northwest corner of Fingal Street, Block 5393, Lot 21, Annadale, Borough of Staten Island.

274-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—175 Eylandt Street, northwest corner of Barclay Avenue, Block 6417, Lot 6, Annadale, Borough of Staten Island.

275-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 11, 1978—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—185 Eylandt Street, north side, 100.20 feet west of Barclay Avenue, Block 6417, Lot 12, Annadale, Borough of Staten Island.

276-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 11, 1978—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water is contrary (Local Law #7).

PREMISES AFFECTED—197 Eylandt Street, north side, 220.44 feet west of Barclay Avenue, Block 6417, Lot 18, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 10, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 10, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

301-70-BZ

APPLICANT—Leonard B. Goldman for Cibro Petroleum/ Brooklyn, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 4, 1977—decision of the Borough Superintendent, previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M3-1 district, the installation of gasoline storage tanks that encroach on the minimum distance to a zoning boundary.

PREMISES AFFECTED—527-537 Smith Street, east side, 190 feet south of West Ninth Street, Block 480, Lot 1, Borough of Brooklyn.

340-76-BZ

APPLICANT—William A. Hall for Y.M.C.A. of Greater New York, owner.

CALENDAR

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired June 15, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-2 district, on an existing nine story community facility building, the erection of a roof enclosure that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—213-217 West 23rd Street, north side, 118.9 feet west of 7th Avenue, Block 773, Lot 34, Borough of Manhattan.

1025-61-BZ

APPLICANT—Samuel Garnett for Sindel Holding Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and for extension of term of variance which expires November 14, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a business use district, the maintenance of a lumber yard and cabinet shop in an existing two story building.

PREMISES AFFECTED—2360-2364 Amsterdam Avenue, 501 West 177th Street, northwest corner, Block 2132, Lot 44, Borough of Manhattan. Community Board #12M.

ZONING CASES

173-78-BZ

APPLICANT—Leonard F. Rothkrug for Pick Quick Foods, Incorporated, owner, U-Haul Company of Metro New York, Incorporated, lessee.

SUBJECT—Application March 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R5 district, the change in occupancy from supermarket with accessory parking storage rental and sale of trucks and trailers with accessory motor vehicle repairs, parking, storage and display in the open area.

PREMISES AFFECTED—6607/6611 15th Avenue, 6615/6645 New Utrecht Avenue, northeast corner and 1515/1521 67th Street, Block 5558, Lot 1, Borough of Brooklyn. Community Board #11BK.

214-78-BZ

APPLICANT—M. Martin Elkind for 96-01 Jamaica Realty Corporation, owner.

SUBJECT—Application April 3, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R3-1 district, the enlargement in area of an accessory parking area for an existing catering establishment into the residence district.

PREMISES AFFECTED—96-01 to 96-13 Jamaica Avenue, northeast corner of 96th Street, Block 8892, Lots 71, 79 and 80, Woodhaven, Borough of Queens. Community Board #9Q.

215-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, et al for York-East 72nd Street Company, owner.

SUBJECT—Application April 3, 1978—decision of the Borough Superintendent, under Section 60(3) of the Multiple Dwelling Law of the State of New York, to permit in a C1-5 in R10, R10 and R8 district, within an existing 37 story mixed building, the addition to the uses to include transient parking for the unused and surplus tenants spaces.

PREMISES AFFECTED—1353-1367 York Avenue—421-435 East 72nd Street, northwest corner and 428-436 East 73rd Street, Block 1467, Lots 13, 14, 19, 21, 22, 23 and 25-32, Borough of Manhattan. Community Board #8M.

241-78-BZ

APPLICANT—McGee and Morsellino for Irving Greenfield, owner, Stylebuilt Accessories, Incorporated, lessee.

SUBJECT—Application April 10, 1978—decision of the Borough Superintendent, under Sections 11-412, 72-21 and 72-01(b) of the Zoning Resolution, to permit in an R6 district, the erection of a second floor enlargement to an existing manufacturing establishment for accessory storage use.

PREMISES AFFECTED—40-09 99th Street and 99-02 Roosevelt Avenue, southeast corner, Block 1608, Lots 1, 8 and 14, Corona, Borough of Queens. Community Board #4Q.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 10, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 10, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

317-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbach, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent—Re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—718 Craig Avenue, West side, 660.00 feet North of Hylan Boulevard, Block 7941, Lot 25, Tottenville, Borough of Staten Island.

318-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbech, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent— re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—726 Craig Avenue, west side, 550.00 feet north of Hylan Boulevard, Block 7941, Lot 30, Tottenville, Borough of Staten Island.

319-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbech, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent— re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—730 Craig Avenue, west side, 500.00 feet north of Hylan Boulevard, Block 7941, Lot 32, Tottenville, Borough of Staten Island.

320-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbech, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent— re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—744 Craig Avenue, west side, 384.00 feet north of Hylan Boulevard, Block 7941, Lot 38, Tottenville, Borough of Staten Island.

CALENDAR

321-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbech, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent— re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—750 Craig Avenue, west side, 320.00 feet north of Hylan Boulevard, Block 7941, Lot 41, Tottenville, Borough of Staten Island.

322-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent—re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—119 Satterlee Street, east side, 660.12 feet north of Hylan Boulevard, Block 7941, Lot 87, Tottenville, Borough of Staten Island.

323-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent—re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—132 Satterlee Street, east side, 490.97 feet north of Hylan Boulevard, Block 7941, Lot 81, Tottenville, Borough of Staten Island.

324-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent—re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—141 Satterlee Street, east side, 424.96 feet north of Hylan Boulevard, Block 7941, Lot 78, Tottenville, Borough of Staten Island.

325-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent—re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—149 Satterlee Street, east side, 358.95 feet north of Hylan Boulevard, Block 7941, Lot 74, Tottenville, Borough of Staten Island.

326-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent—Re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—155 Satterlee Street, East side, 292.94 feet North of Hylan Boulevard, Block 7941, Lot 71, Tottenville, Borough of Staten Island.

328-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—161 Satterlee Street, east side, 226.92 feet south of Hylan Boulevard, Block 7941, Lot 45, Tottenville, Borough of Staten Island.

362-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for John Anthony, owner.

SUBJECT—Application May 16, 1978—Appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—125 Satterlee Street, east side, 598.24 feet north of Hylan Boulevard, Block 7941, Lot 84, Tottenville, Borough of Staten Island.

363-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Adolph Luwisch, owner.

SUBJECT—Application May 16, 1978—Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Shirley Ave 389, north side, 167.01 feet east of Barclay Ave., Block 6370, Lot 67, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JULY 18, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, July 5, 1978, were approved as printed in the Bulletin of July 13, 1978, Volume 63, Number 28.

303-26-BZ—Vol. IV

APPLICANT—Charles M. Spindler Associates for Hayson Corporation, owner.

SUBJECT—Application for consideration—reopening for extention of term of variance which expires June 19, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence and business use district, the lower or ground floor for the storage of paper cartons and the upper floor for the manufacture, storage and distribution of infants quilts, blankets, pillows and office.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn. Community Board #7BK.

APPEARANCES—
For Applicant: B. J. Amato.

ACTION OF BOARD—Application reopened, term of variance extended and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #7BK recommended approval of the application, received June 27, 1978; and

WHEREAS, this application was granted by the Board on April 15, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, a public hearing was held on this application on July 18, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 15, 1958 as amended through June 19, 1973 by adding thereto:

"that this variance shall continue for a term of ten years from the date of this amended resolution; that the 1st floor may be used for manufacturing (assembly of wood, metal, glass and plastic products) with accessory storage, warehousing and office, substantially as shown on revised drawing of proposed conditions marked 'Received March 27, 1978'—one sheet; *on condition* that the facade of the building fronting on 4th Avenue and 44th Street shall be painted or cleaned and maintained; and that there will be no metal stamping machinery, and no band saws, spraying will be limited to a maximum of two quarts per day, electric motors will be limited to a maximum of one horsepower each, and that the hours of operation shall be from 8:00 A.M. to 6:00 P.M. Monday through Friday and in case of emergency on Saturday from 8:00 A.M. to 2:00 P.M.; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 2485-61)

407-46-BZ—Vol. II

APPLICANT—E. Richard Crino for 712 East 214th Street Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 29, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residential use district, the change in occupancy from storage and 2 family dwelling to light manufacturing, dresses on first floor and cellar, previously granted by the Board of factory use on 1st floor and accessory storage in cellar, permits and Certificate of Occupancy never obtained.

PREMISES AFFECTED—712 East 214th Street, south side, 119.03 feet east of White Plains Road, Block 4661, Lot 12, Borough of The Bronx. Community Board #12BX.

APPEARANCES—
For Applicant: B. J. Amato.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #12BX was notified by the applicant on May 26, 1978, and no response was received; and

WHEREAS, this application was granted by the Board on March 2, 1948, on certain conditions; and

WHEREAS, a public hearing was held on this application on July 18, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 2, 1948 as amended through May 28, 1968 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit...; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 739-52)

803-61-BZ

APPLICANT—Walter T. Gorman for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools only, sale of accessories and the parking of more than five motor vehicles with a free standing sign.

PREMISES AFFECTED—1416 Hylan Boulevard, 218 Reid Avenue, southeast corner, Block 3350, Lot 30, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—
For Applicant: Walter T. Gorman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #2SI was notified by the applicant on June 20, 1978, and no response was received; and

WHEREAS, this application was granted by the Board on November 14, 1961, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 14, 1961 as amended through December 11, 1973 by adding thereto:

"that the facade of the building is to be restyled, and to erect a steel canopy over the gasoline pumps, substantially as shown on revised drawings of proposed conditions marked 'Received June 12, 1978'—four sheets; and

that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (B.N. 125-78)

802-62-A

APPLICANT—M. Milton Glass for Retsam Realty Company, Incorporated, owner.

SUBJECT—Application for consideration— reopening for extension of term of variance which expired May 7, 1978 —appeal from a decision of the Fire Commissioner re-elevator in readiness; previously granted on condition.

PREMISES AFFECTED—36-38 West 25th Street, south side, 200 feet east of Avenue of the Americas, Block 826, Lot 63, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and term of modification extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 7, 1963, on certain conditions; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 7, 1963 as amended through April 9, 1968 only as to the term of the modification, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, *on condition* that an approved agency, namely Quick Response Service be permitted to perform the service, and that the records and reports required by the Fire Department shall be maintained; that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board under Calendar No. 630-56-GR; that other than as herein amended the resolution above cited shall be complied with in all respects; and that the term of this modification shall automatically lapse if the service is discontinued." (F. D. Decision dated August 13, 1962)

1055-64-BZ

APPLICANT—WTFM Incorporated, lessee, Broadcasters Lakeville Manor, Ltd., sublessee; Bethpage Harding Associates, owner.

SUBJECT—Application for consideration—to reopen for reconsideration and review at the request of the Board of Standards and Appeals—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

PREMISES AFFECTED—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens. Community Board #1Q.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolutions of December 15, 1964, December 2, 1975, and November 1, 1977 to revoke.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the amended resolution of November 1, 1977 has not been complied with, and

WHEREAS, the amended resolution of December 2, 1975 has not been complied with.

Resolved, that the Board of Standards and Appeals does hereby revoke the resolutions adopted on December 15, 1964, December 2, 1975, and November 1, 1977 *on condition* that the premises shall be occupied as a Radio Transmitting Station and a Restaurant or any conforming use, and the Commissioner of the Dept. of Buildings is hereby directed to file an application with this Board to revoke the present Certificate of Occupancy issued for catering uses.

1314-66-BZ—Vol. II

APPLICANT—Ross, Suchoff-Taroff-Jason for Brasso Real Estate Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 and R2 district, the enlargement in area of the accessory parking facility for a restaurant previously before the Board.

PREMISES AFFECTED—161-50 Cross Bay Boulevard, northwest corner of 162nd Avenue, Block 14048, Lots 83, 81 and 80, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Paul S. Jason and M. Elkind.

For Opposition: John Marus, Barbara Greenfield, Ailine Alben, Victoria Ringa, Liley Flaster and Dorothea Marus.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 6, 1977, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the proposed extension within the C2-2 zone is a permitted construction as of right; and

WHEREAS, the proposed construction does not reduce the number of parking spaces previously approved by the Board.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 6, 1977, by adding thereto:

"to build an addition at the rear of the building, substantially as shown on revised drawing of proposed con-

ditions marked 'Received June 9, 1978'—one sheet; and that the addition shall be used for storage and utility space only; and that speed bumpers be provided at all entrances and exits to the parking lot; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 16-77)

86-68-BZ

APPLICANT—Anthony M. Salvati for Helen Caracappa, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired April 9, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, the erection of a one story building for use as a garage for more than five motor vehicles.

PREMISES AFFECTED—320 East 9th Street, south side, 225 feet east of 2nd Avenue, Block 450, Lot 15, Borough of Manhattan. Community Board #3M.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #3M was notified by the applicant on June 19, 1978, and no response was received; and

WHEREAS, this application was granted by the Board on April 9, 1968, on certain conditions; and

WHEREAS, a public hearing was held on this application on July 18, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on April 9, 1968, as amended through November 23, 1976, only as to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution. (Alt. 1077-67)

49-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 282 feet west of Todt Hill Road, Block 696, Lot 319, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.

Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:

"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2330/72)

50-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 96 feet west of Todt Hill Road, Block 696, Lot 310, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.

Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:

"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2333/72)

51-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 158 feet west of Todt Hill Road, Block 696, Lot 313, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.
ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2334/72)

52-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.
SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.
PREMISES AFFECTED—Lincoln Street, north side, 220 feet west of Todt Hill Road, Block 696, Lot 316, Castleton Corners, Borough of Staten Island.
APPEARANCES—
For Applicant: Albert Melniker.
ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2335/72)

53-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.
SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.
PREMISES AFFECTED—Lincoln Street, north side, 344 feet west of Todt Hill Road, Block 696, Lot 322, Castleton Corners, Borough of Staten Island.
APPEARANCES—
For Applicant: Albert Melniker.
ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2336/72)

54-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.
SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.
PREMISES AFFECTED—Bolivar Street, north side, 54.63 feet west of Service Road of Richmond Parkway, Block 696, Lot 190, Castleton Corners, Borough of Staten Island.
APPEARANCES—
For Applicant: Albert Melniker.
ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2339/72)

55-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, south side, 232.78 feet west of Service Road of Richmond Parkway, Block 696, Lot 215, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2341/72)

56-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, south side, 170.78 feet west of Service Road of Richmond Parkway, Block 696, Lot 218, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2342/72)

57-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, south side, 110 feet west of Service Road of Richmond Parkway, Block 696, Lot 221, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2343/72)

58-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Bolivar Street, north side, 11.63 feet west of Service Road of Richmond Parkway, Block 696, Lot 247, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.

Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:

"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2345/72)

59-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 30 feet west of Service Road of Richmond Parkway, Block 696, Lot 240, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:

"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2347/72)

60-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 150 feet west of Service Road of Richmond Parkway, Block 696, Lot 240, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:

"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2349/72)

61-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 90 feet west of Service Road of Richmond Parkway, Block 696, Lot 243, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:

"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2348/72)

62-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 210 feet west of Service Road of Richmond Parkway, Block 696, Lot 249, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2350/72)

63-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.
SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.
PREMISES AFFECTED—Croak Avenue, north side, 270 feet west of Service Road of Richmond Parkway, Block 696, Lot 252, Castleton Corners, Borough of Staten Island.
APPEARANCES—
For Applicant: Albert Melniker.
ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2351/72)

64-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.
SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.
PREMISES AFFECTED—Lincoln Street, north side, 380 feet west of Service Road of Richmond Parkway, Block 696, Lot 277, Castleton Corners, Borough of Staten Island.
APPEARANCES—
For Applicant: Albert Melniker.
ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2352/72)

65-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.
SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.
PREMISES AFFECTED—Lincoln Street, south side, 320 feet west of Service Road of Richmond Parkway, Block 696, Lot 280, Castleton Corners, Borough of Staten Island.
APPEARANCES—
For Applicant: Albert Melniker.
ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2353/72)

66-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.
SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 260 feet west of Service Road of Richmond Parkway, Block 696, Lot 283, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2354/72)

67-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 200 feet west of Service Road of Richmond Parkway, Block 696, Lot 286, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2355/72)

68-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 140 feet west of Service Road of Richmond Parkway, Block 696, Lot 289, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2356/72)

69-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopen and restore to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 406 feet west of Todt Hill Road, Block 696, Lot 325, Castleton Corners, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the legal interpretation rendered by Corporation Counsel to delete from resolution condition #3.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and
WHEREAS, Corporation Counsel by legal interpretation requested deletion of condition #3 of the resolution.
Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on March 15, 1977, only as to the deletion of condition #3 of the resolution, therein stated:
"(3) an agreement with the Corporation Counsel has been reached on an appropriate method of protecting the City's interest in the utilities, easements, etc., in these unmapped streets." (N.B. #2358/72)

MINUTES

377-73-BZ

APPLICANT—McGee and Morsellino for Samuel Hofstein, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story and basement office building with accessory parking in the open area.

PREMISES AFFECTED—43-14 Little Neck Parkway, west side, 324.53 feet north of Northern Boulevard, Block 8129, Lot 44, Little Neck, Borough of Queens.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

558-73-A

APPLICANT—Lifeline Center for Child Development, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires November 16, 1978—appeal from a decision of the Borough Superintendent re- school in two story frame structure; previously granted on condition.

PREMISES AFFECTED—84-68 169th Street, west side, 85 feet north of Gothic Drive, Block 9860, Lot 39, Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: Rose Guglielmo.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 20, 1973, on certain conditions; and

WHEREAS, a public hearing was held on this application on July 18, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 20, 1973 as amended through November 16, 1976 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of two years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1054-73)

414-74-BZ

APPLICANT—Paul Gugliotta for W25130 Realty Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 25, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5 district, in an existing 16 story commercial building, the conversion of several floors into residential use.

PREMISES AFFECTED—251-255 West 30th Street, north side, 200 feet east of Eighth Avenue, Block 780, Lot 10, Borough of Manhattan.

APPEARANCES—
For Applicant: Helmut Beron.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to obtain permit and commence work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 25, 1975, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and commence work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on March 25, 1975, as amended through May 25, 1976, only as to the time to obtain permit and commence work, so that as amended this portion of the resolution shall read:

"that permits are obtained and construction commences within three (3) months, and that a Certificate of Occupancy be obtained within one year from the date of this amended resolution." (Alt. 585-74)

301-75-A

APPLICANT—Gabriel Nathan Associates for Breezy Point Cooperative, Incorporated, owner; Gerald J. Leib and Elizabeth H. Leib, lessee.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired February 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legal street, use of splashblocks; previously granted on condition.

PREMISES AFFECTED—109 Beach 214th Street, east side, 157.88 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Rockaway Point, Borough of Queens.

APPEARANCES—
For Applicant: Gabriel Nathan.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 14, 1975, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 1, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on October 14, 1975 as amended through February 1, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 104-75)

MINUTES

548-75-A

APPLICANT—Noah N. Sherman and Son for 1110 Third Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 24, 1978 —appeal from a decision of the Borough Superintendent re- stairway enclosure; previously granted on condition.

PREMISES AFFECTED—1114 Third Avenue, west side, 40.5 feet north of East 65th Street, Block 1400, Lot 134, Borough of Manhattan.

APPEARANCES—
For Applicant: Ira M. Sherman.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 9, 1976, on certain conditions; and
WHEREAS, time to obtain permits and complete work was extended on May 24, 1977; and
WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 9, 1976 as amended through May 24, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 550-69)

561-75-BZ

APPLICANT—Stroock and Stroock and Lavan for Lincoln Plaza Associates South, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 5, 1978 —decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-7L district, the erection of a thirty-two story plus penthouse mixed building that will have less than the required lot area per room.

PREMISES AFFECTED—1886-1896 Broadway, 23-25 West 62nd Street, northeast corner, 24-40 West 63rd Street, Block 1115, Lots 22, 43, 47 and 17, Borough of Manhattan. Community Board #7M.

APPEARANCES—
For Applicant: Charles G. Maerdler, Peter Deering and Elliot Vilkos.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on June 6, 1976, on certain conditions; and
WHEREAS, time to obtain permits and complete was extended on July 5, 1977; and
WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 8, 1976 as amended through July 5, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (N. B. 10-74)

855-76-BZ

APPLICANT—Larry Meltzer for 152 East 28th Street Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 24, 1978 —decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, in an existing three story, basement and cellar mixed building, the erection of a two story and cellar enlargement to the floors occupied as a funeral establishment.

PREMISES AFFECTED—152 East 28th Street, south side, 124 feet west of Third Avenue, Block 883, Lot 55, Borough of Manhattan.

APPEARANCES—
For Applicant: Larry Meltzer.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on May 24, 1977, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 24, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 537-76)

891-76-BZ

APPLICANT—Joseph Pell Lombardi for the MacIntyre Building Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 10, 1978 —decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5 district, in an existing ten story and tower structure, the conversion of a portion of the third floor, and the conversion of a portion of the third floor and the fourth through eleventh floors into residential use.

PREMISES AFFECTED—874 Broadway, northeast corner of East 18th Street, Block 847, Lot 24, Borough of Manhattan.

APPEARANCES—
For Applicant: Joseph Lombardi.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on May 10, 1977, on certain conditions; and
WHEREAS, the applicant requested a further extension of

time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 10, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 971-76)

99-77-BZ

APPLICANT—Samuel H. Lindenbaum for 450 Park Avenue Associates, Long Term Lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 7, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3CR district, in an existing 31 story commercial building, previously before the Board, the construction of an intermediate second floor level that creates non-compliance in floor area ratio.

PREMISES AFFECTED—444-450 Park Avenue, south west corner of East 57th Street, Block 1292, Lots 36 to 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 7, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 140-77)

272-77-A

APPLICANT—Fredric Neuwirth for American Broadcasting Companies, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires October 4, 1978 and for amendment—decision of the Borough Superintendent—Modification of Certificate of Occupancy #70476 re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—57-69 West 66th Street, north side, 100 feet east of Columbus Avenue, Block 1119, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole, Jerome S. Gillinax, Frederick Neuwirth and Michael Gordon.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and time extended to complete the work, and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 4, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 4, 1977 by adding thereto:

"that the building may be altered substantially as shown on revised drawings of proposed conditions marked 'Received June 19, 1978'—four sheets; and in accordance with Fire Department letter dated July 14, 1978; and that substantial construction shall be completed within one year from the date of this amended resolution; that other than as herein amended, the resolution above cited shall be complied with in all respects". (Alt. 755-77)

336-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-01 to 3-27 Lee Lane, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N. B. 130-77)

337-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-02 to 3-10 121st Street, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on

July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N. B. 131-77)

338-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-02 to 3-24 Lee Lane, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 132-77)

339-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-14 to 3-24 121st Street, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested and extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 133-77)

340-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—4-02 to 4-10 121st Street, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 134-77)

341-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—4-14 to 4-20 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 135-77)

MINUTES

342-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent reproposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-10 to 121-24 Keel Court, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 136-77)

343-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent reproposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-10 to 121-24 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 137-77)

344-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent reproposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-09 to 121-25 Keel Court, northwest corner of Lax Axenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 138-77)

345-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-31 to 121-45 5th Avenue, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested and extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 139-77)

346-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent

re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-02 to 122-14 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and
WHEREAS, the applicant requested and extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 140-77).

347-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-02 to 122-30 Mizzen Mews, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and
WHEREAS, the applicant requested and extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 141-77).

348-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-18 to 122-22 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and
WHEREAS, the applicant requested and extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 142-77)

349-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-15 5th Avenue, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and
WHEREAS, the applicant requested and extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 143-77)

350-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-21 Mizzen Mews, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.
ACTION OF BOARD—Application reopened and time extended to complete the work.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and
WHEREAS, the applicant requested and extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 144-77)

351-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.
PREMISES AFFECTED—123-12 to 123-28 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.
APPEARANCES—
For Applicant: Harriet R. Jacobs.
ACTION OF BOARD—Application reopened and time extended to complete the work.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and
WHEREAS, the applicant requested an extension of tiime to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 145-77)

352-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.
PREMISES AFFECTED—2-02 to 2-24 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.
APPEARANCES—
For Applicant: Harriet R. Jacobs.
ACTION OF BOARD—Application reopened and time extended to complete the work.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 146-77)

353-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.
PREMISES AFFECTED—3-01 to 3-15 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.
APPEARANCES—
For Applicant: Harriet R. Jacobs.
ACTION OF BOARD—Application reopened and time extended to complete the work.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 147-77)

354-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent reproposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.
PREMISES AFFECTED—4-09 to 4-19 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.
APPEARANCES—
For Applicant: Harriet R. Jacobs.
ACTION OF BOARD—application reopened and time extended to complete the work.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 148-77)

355-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-06 to 120-28 Capstan Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 149-77)

356-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-16 to 120-28 Cove Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 150-77)

357-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-24 to 120-36 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested and extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 151-77).

358-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-01 to 120-29 Capstan Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested and extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does

hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 152-77).

359-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-09 to 120-29 Cove Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested and extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 153-77).

360-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-21 to 120-37 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 154-77)

361-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-09 to 121-25 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 155-77)

362-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-11 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 156-77)

MINUTES

363-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent reproposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-17 to 122-31 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 157-77)

364-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent reproposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-01 to 123-11 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 158-77)

365-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent reproposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-17 to 123-27 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 159-77)

366-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-31 to 123-41 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—
For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete work.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:
"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 160-77)

936-77-BZ

APPLICANT—Samuel H. Lindenbaum for Park Tower Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Super-

intendent; previously granted on condition under Section 72-21 of the Zoning Resolution permitting in a C5-3R district, the erection of a twenty five story, store and office building that exceeds the permitted floor area ratio, penetrates the sky exposure plane and without the required accessory loading berth.

PREMISES AFFECTED—487-499 Park Avenue, southeast corner of East 59th Street, Block 1313, Lot 4, Borough of Manhattan. Community Board #5M.

APPEARANCES—
For Applicant: Samuel H. Lindenbaum, Howard A. Zipser and Blaird P. Shinitz.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, Community Board #5M was notified by the applicant on June 22, 1978, and no response received, and
WHEREAS, this application was granted by the Board on March 21, 1978, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 21, 1978 by adding thereto:
"that the building may be altered substantially as shown on revised drawings of proposed conditions marked 'Received June 19, 1978'—ten sheets; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 27-77)

937-77-A

APPLICANT—Samuel H. Lindenbaum for Park Tower Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent, re- proposed openings in exterior walls, located on side lot line; previously granted on condition.

PREMISES AFFECTED—487-499 Park Avenue, southeast corner of East 59th Street, Block 1313, Lot 4, Borough of Manhattan. Community Board #5M.

APPEARANCES—
For Applicant: Samuel H. Lindenbaum, Howard A. Zipser and David P. Shinitz.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 21, 1978, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 21, 1978 by adding thereto:
"that the building may be altered substantially as shown on revised drawings of proposed condition marked 'Received June 19, 1978'—ten sheets; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 27-77)

889-55-BZ—Vol. II

APPLICANT—Charles M. Spindler Associates for Sun Oil Company of Pennsylvania, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-13 to 69-25 (69-15 official) 164th Street, east side, 110 feet (120.02 feet) south of 69th Avenue, Block 6931, Lot 38, Flushing, Borough of Queens. Community Board #8Q.

APPEARANCES—
For Applicant: B. J. Amato.

ACTION OF BOARD—Laid over to September 19, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

64-60-A

APPLICANT—Gerald M. Daub for Albert Topper, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 6, 1978—appeal from a decision of the Borough Superintendent rechange in use from beauty parlor to dental lab; previously granted on condition.

PREMISES AFFECTED—284 Third Avenue, west side, 25 feet north of East 22nd Street, Block 878, Lot 36, Borough of Manhattan.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Laid over to September 19, 1978, at 10 A.M., Special Order Calendar at the request of the applicant for decision, hearing closed.

14-77-A

APPLICANT—H. I. Sigman, Borough Superintendent, Department of Buildings.

OWNERS—Mario Tucciarone, Charles Met and Estate of Anthony Coccheo.

SUBJECT—Application for consideration—to reopen in accordance with the order of the Court for further hearing consistent with the Court's decision herein dated November 17, 1977—for renovation of Certificate of Occupancy Q57526; previously granted on condition.

PREMISES AFFECTED—188-16 Northern Boulevard, northwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

APPEARANCES—
For Applicant: None.
For Owner: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to September 19, 1978, at 10 A.M., Special Order Calendar at the request of the applicant for decision, hearing closed.

613-77-BZ

APPLICANT—Joseph B. Raia for Ida Lo Bue, owner.

SUBJECT—Application September 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width, the

erection of a one family dwelling that encroaches on the required front yard.

PREMISES AFFECTED—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—
For Applicant: Joseph B. Raia.
For Opposition: None.

ACTION OF BOARD—Laid over without date; to be heard in conjunction with application to be filed.

614-77-A

APPLICANT—Joseph B. Raia for Ida Lo Bue, owner.

SUBJECT—Application September 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island.

APPEARANCES—
For Applicant: Joseph B. Raia.

ACTION OF BOARD—Laid over without date; to be heard in conjunction with application to be filed.

967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amendment to a new building application that creates non-compliance in lot area per room.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Sheldon Lobel, Charles G. Moerdler and Elliot Vilkas.
For Opposition: J. Klotz and C. Lilienfeld.
For Administration: John Kaufman, C.P.C.; James G. Greilsheimer, Corp. Council; Shirley Hamilton, for Councilman Frichter and Community Board #8M.

ACTION OF BOARD—Laid over to September 12, 1978, at 10 A.M., for hearing at the request of the applicant.

223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street and Second Avenue, Block 1546, Lot 1, and 50, Borough of Manhattan.

ACTION OF BOARD—Laid over to September 12, 1978, at 10 A.M., for hearing at the request of the applicant.

492-78-A

APPLICANT—Irving E. Minkin, P.E., Acting Commissioner of Department of Buildings.

OWNER OF PREMISES—H. J. Kalikow and Company, Incorporated.

SUBJECT—Application June 28, 1978—for Revocation of Certificate of Occupancy #78511.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1610 Second Avenue, northeast corner, Block 1546, Lots 1-5, 62, Borough of Manhattan.

ACTION OF BOARD—Laid over to September 12, 1978, at 10 A.M., for hearing at the request of the Corporation Counsel, to be heard in conjunction with Calendar Numbers 967-77-BZ and 223-78-A.

80-78-BZ

APPLICANT—Samuel J. Kisseloff for Nicholas Brusco, owner.

SUBJECT—Application February 17, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C1-8 district, the conversion of an existing five story and penthouse structure from a rooming house into a multiple dwelling that creates non-compliance in lot area per room.

PREMISES AFFECTED—67 West 73rd Street, northeast corner of Columbus Avenue, Block 1126, Lot 1, Borough of Manhattan. Community Board #7M.

APPEARANCES—
For Applicant: Alan S. Kisseloff.
For Opposition: None.

ACTION OF BOARD—decision deferred to September 19, 1978, at 10 A.M., hearing closed.

278-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman, Colin, et al. for Madison 360 Company, Long-Term Lessee.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 and Section 666 of the New York City Charter, to permit in a C5-3 district, the erection of three additional stories on an existing eleven story commercial structure that creates non-compliance in floor area ratio and penetration of the sky exposure plane.

PREMISES AFFECTED—360 Madison Avenue and 19-27 East 45th Street, northwest corner, Block 1281, Lot 17, Borough of Manhattan. Community Board #5M.

APPEARANCES—
For Applicant: Samuel H. Lindenbaum and Howard D. Zipser.
For Opposition: Hal K. Negbaur and Robert P. Schulman.

ACTION OF BOARD—decision deferred to September 19, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

311-78-BZ

APPLICANT—Harold Herman for Solita N. Herman, Trustee.

SUBJECT—Application April 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the construction of an additional floor to a proposed multiple dwelling previously before the Board that increases the degree of non-compliance in open space ratio, floor area ratio, lot area per room and penetration of the sky exposure plane.

PREMISES AFFECTED—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Harold Herman.
For Opposition: None.

ACTION OF BOARD—Decision deferred to September 26, 1978, at 10 A.M., hearing closed.

MINUTES

332-78-BZ

APPLICANT—Leonard F. Rothkrug for French and Polyclinic Medical School and Health Center, Incorporated, owner. (In Bankruptcy)

SUBJECT—Application May 5, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of a two building hospital complex into apartment that creates non-compliance in lot area per room, rear yard encroachment, distance between building and between window and lot lines, and outer court regulation.

PREMISES AFFECTED—326-338 West 30th Street, south side, 312 feet west of Ninth Avenue, 325-329 West 29th Street, Block 753, Lot 56, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Michael Scimenti, Sidney Engel and David Wine.

For Opposition: R. G. Schuur, Carolynn Meinhardt, Community Board #4M, Barbara Moore, Vronne P. Wiskowski, Sam Starr and Francine Giuffrida.

ACTION OF BOARD—Laid over to September 19, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

352-78-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for C. and M. Holding Corporation, owner, N. Y. Skate Park Enterprise, lessee.

SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Sections 72-21 and 73-35 of the Zoning Resolution, to permit in an M3-1 district, the erection of two story structure for use as an amusement arcade and with a skateboard facility within an air supported structure.

PREMISES AFFECTED—1734 Shore Parkway, west side, 114.98 feet south of Bay Parkway, Block 6491, Lot 190, Borough of Brooklyn, Community Board #11BK.

APPEARANCES—

For Applicant: Sid Davidoff, Steven M. Antler, Howard Feuer, Travis C. Rothlein and James H. Cropsey.

For Opposition: None.

For Administration: Priscilla Ross and Barry B. Edison, C.P.C.

ACTION OF BOARD—Laid over to September 12, 1978, at 10 A.M., for decision; additional information under Section 72-21 of the Zoning Resolution.

360-78-BZ

APPLICANT—McGee and Morsellino for Flushing Federal Savings and Loan and Estates of Harry and Leonard Miller, owners, McDonald's Corporation, lessee, Franchise Realty Interstate Corporation, Contract-Vendee.

SUBJECT—Application May 16, 1978—decision of the Borough Superintendent, under Section 72-01(b) of the Zoning Resolution, to permit in a C2-2 and R3-2 district, the erection of a one story restaurant with accessory parking and business sign in the residence district, with a sign that exceeds the permitted surface area and with a business entrance within fifty feet of intersecting street.

PREMISES AFFECTED—154-17 North Conduit Avenue, northeast corner of Rockaway Boulevard, Block 12310, Lots 1, 4, 80, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: None.

ACTION OF BOARD—Laid over to September 12, 1978, at 10 A.M., for hearing, at the request of the Community Board and the applicant.

940-77-BZ

APPLICANT—Donald J. Blum for 969 Park Corporation, owner.

SUBJECT—Application December 12, 1977—decision of the Borough Superintendent, under Sections 72-21 and 73-16 of the Zoning Resolution, to permit in an R10 district, within an existing multiple dwelling, the maintenance of an existing telephone supply depot.

PREMISES AFFECTED—969 Park Avenue, northeast corner of East 82nd Street, Block 1511, Lot 1, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Sidney Rosen, P.E.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 11, 1978, after due notice by publication in the Bulletin; laid over to July 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1977, acting on Alt. Applic. #967/1977, reads:

"1. The proposed use of storage for telephone company supply depot Use Group 6 is not permitted as of right when located in R-10 district and hence contrary Section 22-00 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-14 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant* a Special Permit under Section 73-14 of the Zoning Resolution, to permit in an R10 district, within an existing multiple dwelling, the maintenance of an existing telephone supply depot *on condition* that all work shall substantially conform to drawings filed with this application marked received "December 12, 1977", 4 sheets and *on further condition* that a smoke detector device be installed in this supply depot and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

968-77-BZ

APPLICANT—Dominick T. Farruggio for Fred Reghia, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R4 district, on a plot with less than the required lot area the erection of a two family dwelling that encroaches on the required side yard.

PREMISES AFFECTED—27 Manhattan Court, north side, 200 feet east of East 2nd Street, Block 7219, Lot 38, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: Dominic T. Farruggio.

For Opposition: Ann Burgia.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 5, 1978, after due notice by publication in the Bulletin; laid over to July 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated November 16, 1977, acting on N.B. Applic. #98/1977, reads:

"1. Proposed dwelling located in a R4 district on a lot having an area less than 3800 sq. ft. and existing on the effective date of the zoning resolution and to be occupied by more than one family is contrary to Section 23-33 of the Zoning Resolution.

2. Proposed dwelling located in a R4 district with a proposed width of side yards with less than required is contrary to Section 23-461 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Commissioner Philip P. Agusta R.A. and Commissioner John B. Cincotta.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a plot with less than the required lot area the erection of a two family dwelling that encroaches on the required side yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "December 15, 1977", 4 sheets and July 13, 1978, 3 sheets and *on further condition* that a restrictive covenant limiting the occupancy to two families be filed with the Department of Buildings prior to the issuance of a Certificate of Occupancy, that said Certificate of Occupancy to indicate the libre, page and date of recording of the covenant, that vehicular access be provided for the adjoining owner, block 7219, Lot 37, that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

990-77-BZ

APPLICANT—Solomon Sheer for 260 West Broadway Associates, owners.

SUBJECT—Application December 27, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing eleven story building, the conversion of the third through eleventh floors from manufacturing into loft building and joint living working quarter.

PREMISES AFFECTED—260 West Broadway, northwest corner of Beach Street, Block 212, Lot 56, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: Solomon Sheer, P.E. and Samuel H. Lindenbaum.

For Opposition: None.

For Administration: Suzanne O'Keefe, C.P.C. and Priscilla Ross.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 18, 1978, after due notice by publication in the Bulletin; laid over to May 2, 1978; then to May 16, 1978; then to June 6, 1978; then to June 27, 1978; then to July 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated December 6, 1977, acting on Alt. Applic. #399/1977, reads:

"1. Proposed loft dwelling located in building exceeding 5000 square feet loft coverage in area LMM E-1, is contrary to Section 111-03 Z.R.

15. Proposed loft dwelling without a window that opens on a street or yard of 30' maximum depth, are contrary to Section 111-111 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioner Harry M. Carroll P.E. and John J. Walsh P.E., and whereas the proposed use conforms to the occupancies permitted in this special district; and whereas this building fronts on three streets and has been underutilized for over three years; and whereas the narrow street restricts the area for loading and unloading that reduces the viability of this structure for manufacturing purposes; and whereas this building has never been used and is unsuitable for manufacturing uses; and whereas expert real estate submission conclusively prove that this building cannot be occupied as permitted.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5LMM district, in an existing eleven story building, the conversion of the third through eleventh floors from commercial use into loft dwelling and joint living working quarters *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked Received "December 27, 1977", 1 sheet and "March 8, 1978", 8 sheets and *on further condition* that an approved smoke detection device be installed in each apartment in accordance with article 7B of the multiple dwelling law, that there shall be no living or sleeping in the cellar; that the basement, 1st and 2nd floors be used for conforming commercial or manufacturing uses; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

39-78-BZ

APPLICANT—Julius Stein for PTS Distributors, Incorporated, owner.

SUBJECT—Application January 26, 1978—decision of the Borough Superintendent, under Section 73-30 of the Zoning Resolution, to permit in a C1-9 district, the conversion of an existing Church into a four story motion picture produc-

tion and television studio.

PREMISES AFFECTED—432/436 Third Avenue, northwest corner of East 30th Street, Block 886, Lot 43, Borough of Manhattan. Community Board #6M.

APPEARANCES—
For Applicant: Peter Shalleck.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6
Negative: ... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 11, 1978, after due notice by publication in the Bulletin; laid over to July 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated December 28, 1977, acting on Alt. Applic. #1173/1977, reads:

"1. The proposed change in use of the four story building from church Use Group 4 to motion picture production and T.V. studio Use Group 10 is not permitted in C1-9 zoning district and hence contrary to Section 32-19 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Commissioner Stanley M. Wolf R.A. and Commissioner John B. Cincotta and whereas, Community Board #6 has approved this application.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the conversion of an existing church into a four story motion picture production and television studio *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "January 26, 1978", 14 sheets and *on further condition* that the use be restricted to motion picture production only, that an additional entrance be constructed on the 30th Street frontage, that there shall be no storage of combustible materials; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

165-78-BZ

APPLICANT—Sheldon Lobel for No-Doe Corporation, owner.

SUBJECT—Application March 1, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-5 district the erection of a one story enlargement to an automobile supply and parts establishment that increases the degree of non-conformity.

PREMISES AFFECTED—22-23 and 22-25 Steinway Street, east side, 200 feet south of Ditmars Boulevard, Block 795, Lots 21, and 24, Astoria, Borough of Queens. Community Board #1Q.

APPEARANCES—
For Applicant: Sheldon Lobel.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf ... 5
Negative: Commissioner Walsh ... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 13, 1978, after due notice by publication in the Bulletin; laid over to June 27, 1978; then to July 11, 1978; then to July 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated January 31, 1978, acting on Alt. Applic. #977/1977, reads:

"1. Proposed enlargement of a building containing a non-conforming use in an R5 Residence District is contrary to Secs. 52-41 and 52-22 of the Amended Zoning Resolution.

2. As there are no regulations governing bulk, including floor area, open space and yards, for a building containing a non-conforming use in a Residence District, the matter is referred to the Board of Standards and Appeals for its determination."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Comm. Stanley M. Wolf R.A. and Comm. John B. Cincotta.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one-story enlargement to an automobile supply and parts establishment that increases the degree of nonconformity *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 1, 1978", 8 sheets; and *on further condition* that an employee be assigned to prevent double-parking and repairing from taking place in front of the premises; that the sidewalk be kept unobstructed by the owner's trucks; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

188-78-BZ

APPLICANT—Natale R. Anzelmo, A.I.A. for Sturdy Wheel Alignment, owner.

SUBJECT—Application March 14, 1978—decision of the Borough Superintendent, under Sections 72-21, 11-412 and 11-413 of the Zoning Resolution, to permit in an R5 district the erection of a one story enlargement to the accessory structure to an automotive service station previously before the Board and the change in occupancy into an automobile repair shop.

PREMISES AFFECTED—1712-18 81st Street, southwest corner of New Utrecht Avenue, Block 6313, Lot 31, Borough of Brooklyn. Community Board #11BK.

APPEARANCES—
For Applicant: Natale R. Anzelmo.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

MINUTES

ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on July 11, 1978, after due notice by publication in the Bulletin; laid over to July 18, 1978; and
WHEREAS, the decision of the Borough Superintendent, dated March 14, 1978, acting on Alt. Applic. #36/1978, reads:
"1. The existing non-conforming use in Use Group 16 located in a residence district is proposed to be enlarged contrary to Section 52-41 of the Zoning Resolution.
2. It is proposed to make structural alterations to a building substantially occupied by a non-conforming use contrary to Section 52-22 of the Zoning Resolution."
and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Philip P. Agusta, R.A.
WHEREAS, the Board finds that this is an appropriate case in which to permit under Section 11-412 of the Zoning Resolution, the enlargement of the present building.
WHEREAS, the Board finds that this is an appropriate case in which to permit under Section 11-413 of the Zoning Resolution, the change in use of the present building.
Resolved, that the Board of Standards and Appeals does hereby permit under Sections 11-412 and 11-413 of the Zoning Resolution to permit in an R5 district the erection of a one story enlargement to the accessory structure to an automotive service station previously before the Board and the change in occupancy into an automobile repair shop *on condition* that all work shall substantially conform to drawings filed with this application marked received "March 14, 1978", 5 sheets and *on further condition* that the hours of operation be limited to from 8 A.M. to 6 P.M. Monday through Saturday, that a substantial bumper be provided to prevent cars from encroaching across the building line at all locations not required to be left open for vehicular access and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

199-78-BZ

APPLICANT—Frank A. Vaccaro for Mr. and Mrs. Carl Caccese, owner.
SUBJECT—Application March 21, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 district, the enlargement in area of an existing dwelling that increases the degree of non-compliance within the rear yard.
PREMISES AFFECTED—32 Hull Avenue, west side, 404.84 feet north of North Railroad Avenue, Block 3554, Lot 59, Grant City, Borough of Staten Island. Community Board #2S.I.
APPEARANCES—
For Applicant: Carol Munafo.
For Opposition: None.
RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on July 11, 1978, after due notice by publication in the Bulletin; laid over to July 18, 1978; and
WHEREAS, the decision of the Borough Superintendent, dated February 28, 1978, acting on Alt. Applic. #272/1976, reads:
"1. The proposed enlargement encroaches into required rear yard contrary to Section 23-44 and Section 23-47 Z. R."
and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Commissioner John B. Cincotta and Commissioner John J. Walsh, P.E.
WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.
Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the enlargement in area of an existing dwelling that increases the degree of non-compliance within the rear yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "March 21, 1978", 7 sheets and *on further condition* that a smoke detection device be installed in each apartment; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

202-78-BZ

APPLICANT—Kenneth H. Koons for Louis F. Mohr, Jr., and Eleanora Reede, owners.
SUBJECT—Application March 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the construction and maintenance of a non-transient parking lot.
PREMISES AFFECTED—2899 Valentine Avenue, north side, 156 feet west of East 199th Street, Block 3305, Lots 48 and 50, Borough of The Bronx. Community Board #7BX.
APPEARANCES—
For Applicant: Kenneth H. Koons.
For Opposition: None.
RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on July 11, 1978, after due notice by publication in the Bulletin; laid over to July 18, 1978; and
WHEREAS, the decision of the Borough Superintendent, dated March 22, 1978, acting on Alt. Applic. #316/1977, reads:
"1. Proposed use of lot for U.G. 8 in an R-8 Zoning District is contrary to Section 22-00 and is hereby denied."
and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Commissioner Stanley M. Wolf, R.A. and Commissioner John B. Cincotta; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the construction and maintenance of a non-transient parking lot *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 23, 1978", 4 sheets; and *on further condition* that this variance be limited to a term of five years; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

211-78-BZ

APPLICANT—Bachrach and Bloch for Young Israel of Staten Island, owner.

SUBJECT—Application March 31, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the construction of an extension to a Community facility structure that encroaches on the required front and side yards and penetrate the sky exposure plane.

PREMISES AFFECTED—835 Forest Hills Road, southeast corner of Willowbrook Road, A.K.A. 15 Uxbridge Street, Block 1987, Lot 59, Willowbrook, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Harold Zavin, Arnold Aronowitz and Abraham Bloch.

For Opposition: Harold Kozak and Robert E. Holmes.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 5, 1978, after due notice by publication in the Bulletin; laid over to July 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1978, acting on Alt. Applic. #24/1978, reads:

"1. Building encroaches on the required 15 foot front yard as per Section 24-34 contrary to Section 24-33 Z.R.

2. Minimum 30 foot rear yard not provided for building located on interior lot contrary to Section 24-36 Z.R.

3. Building penetrates the sky exposure plane contrary to Secs. 24-51 and 24-521 Z.R.

4. Parking not being provided for community facility use as per Sec. 25-31 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioner John J. Walsh and Commissioner John B. Cincotta.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the construction of an extension to a Community facility structure that encroaches on the required front and side yards, that penetrates the sky exposure plane and has less than the required accessory parking *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "March 31, 1978", 7 sheets and "July 14, 1978", 3 sheets, that screening be planted along the property lines with adjoining dwellings in accordance with Section 25-66-ZR; that attendant parking be provided on site for 35 cars and off site for 43 cars on the 200 feet x 65 feet parcel directly across Forest Hill Road, Block 2040, Lot 1; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

234-78-BZ

APPLICANT—Dominick Salvati and Son for Laudberg Company, owner; Gatsby's, lessee.

SUBJECT—Application April 7, 1978—decision of the Borough Superintendent, under Section 73-241 of the Zoning Resolution, to permit in a C2-2 district, in an existing one story structure occupied with retail stores, the addition to the use of the restaurant portion to include cabaret.

PREMISES AFFECTED—3737 Nostrand Avenue, east side, 160 feet south of Avenue X, Block 7422, Lots 61 and 66, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: Harriet R. Jacobs and Danny Bensusan.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 27, 1978, after due notice by publication in the Bulletin; laid over to July 11, 1978; then to July 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated April 5, 1978, acting on Alt. Applic. #282/1978, reads:

"1. Proposed eating and drinking place located in C2-2 district Use Group #12 is contrary to Section 32-21 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P. E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-241 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit under* Section 73-241 of the Zoning Resolution, to permit in a C2-2 district, in an existing one-story building occupied as retail stores, the addition to the uses of the restaurant portion to include cabaret *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received April 7, 1978", 7 sheets, and "July 7, 1978", one sheet; and *on further condition* that this Special Permit shall be for a term of 5 years; that the cabaret use be limited to from 8 P.M. to 2 A.M. weekdays and 8 P.M. to 4 A.M. Saturday and Sunday; that all roof openings to be sealed or sound insulated; that the decibel level not to exceed 35 dba in the adjoining apartments; and

that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

245-78-BZ

APPLICANT—Leonard F. Rothkrug for Schatz Bros. Marine Center, Incorporation, owner.

SUBJECT—Application April 10, 1978—decision of the Borough Superintendent, under Section 73-25 of the Zoning Resolution, to permit in a C3 district, the enlargement in area and the change in use of an existing boat sales establishment into a boatel.

PREMISES AFFECTED—2725 Knapp Street, east side, 100 feet south of Voorhies Avenue, Block 8839, Lots 11, 14 and 53, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: Agnes V. Kennedy, Mary Hughes, Conrad Balsen and Michael Powers.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4
Negative: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 5, 1978, after due notice by publication in the Bulletin; Laid over to July 18, 1978; and

WHEREAS, the decision of the Dept. of Forts and Terminal, dated March 24, 1978, Applic. #780042, reads:

"1. Submit Special Permit from the Board of Standards and Appeals as per Section 73-25 of the Zoning Resolutions."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-25 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant* a Special Permit under Section 73-25 of the Zoning Resolution, to permit in a C3 district, the enlargement in area and the change in use of an existing boat sales establishment into a boatel *on condition* that all work shall substantially conform to drawings filed with this application marked received "April 10, 1978", 11 sheets and "July 13, 1978", 1 sheet and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

248-78-BZ

APPLICANT—McGee and Morsellino for Estate of Anna E. Pase, owner, Amoco Oil Company, lessee.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Sections 11-412 and 72-21 of the Zoning Resolution, to permit in an R6 district, the rehabilitation and modernization of an existing automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—60-50 Woodhaven Boulevard, southwest corner of 60th Road, Block 2885, Lot 12, Rego Park, Borough of Queens. Community Board #4Q.

APPEARANCES—
For Applicant: Joseph P. Morsellino.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 5, 1978, after due notice by publication in the Bulletin; Laid over to July 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated March 17, 1978, acting on Alt. Applic. #58/1978, reads:

"1. Proposed enlargement of an existing gasoline service station, garage, repair shop, lub., washing, office, located in an R6 zone by the addition of a Cashier Building is contrary to Sect. 22-00 of the Zoning Resolution.

2. Structural alterations to an existing gasoline service station garage, repair shop, lub, washing, office, located in an R6 zone is contrary to Sect. 52-20 of the Zoning Resolution.

3. Proposed alteration to the existing gasoline service station, garage, repair shop, lub., washing, office by the removal of the existing office portion, by the addition of the two pump islands with an overhead canopy, and the addition of a cashier building is contrary to the resolution adopted by the Board of Standards and Appeals under Calendar 284-21-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Commissioner Harry M. Carroll P.E. and Commissioner Philip P. Agusta R.A. and whereas Community Board #4 has approved this application.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 11-412 and Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 11-412 and Section 72-21 of the Zoning Resolution, to permit in an R6 district, the rehabilitation and modernization of an existing automotive service station with accessory uses previously before the Board *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "April 11, 1978", 2 sheets and July 11, 1978, 2 sheets and *on further condition* that landscaping be planted within the new embankment in accordance with section 25-66-ZR; that trees be planted along 60th Road in accordance with the regulations of the Department of Parks; that there shall be no repair services on the premises; that all laws, rules nad regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

279-78-BZ

APPLICANT—Frank P. Farinella for Hurley and Farinella for Davidim, A.G. Limited, owner.

SUBJECT—Application April 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, the erection of three additional stories upon an existing seven story commercial structure that increases the degree of non-compliance within the rear yard and penetration of the sky exposure plane.

PREMISES AFFECTED—144 East 44th Street, south side, 155 feet east of Lexington Avenue, Block 1298, Lot 45, Borough of Manhattan. Community Board #6M.

APPEARANCES—
For Applicant: Anthony T. Romano.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 11, 1978, after due notice by publication in the Bulletin; laid over to July 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated April 11, 1978, acting on Alt. Applic. #204/1978, reads:

"4. Minimum required rear yard is twenty (20) feet, Section 33-26 Z. R.

5. Proposed enlargement within a C5-3 CR district exceeds the maximum height of the front wall without a setback penetrating the sky exposure plane contrary to Section 33-432 Z. R., and increasing the degree of non-compliance contrary to Section 54-21 Z. R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, consisting of Commissioner Stanley M. Wolf, R.A. and Commissioner John B. Cincotta; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, the erection of 3 additional stories upon an existing seven-story commercial structure that increases the degree of noncompliance within the rear yard and penetration of the sky exposure plane *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 12, 1978", 11 sheets, and "June 12, 1978", 2 sheets; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

284-78-BZ

APPLICANT—John J. Tudda for Society of the New York Hospital, owner.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C1-5 and R8 district, within an existing thirty six story mixed building, the relocation of a bank facility from the cellar to the first floor within the residence portion of the site.

PREMISES AFFECTED—427-35 East 70th Street, 426-38 East 71st Street, and 1313-1323 York Avenue, west side, (entire block) Block 1465, Lot 21, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: John J. Tudda and William J. Farrell.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 18, 1978, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 22, 1978, acting on Alt. Applic. #56/1978, reads:

"1. The proposed change from pram room U.G. 2 to bank Use Group 6, located on 1st floor, is not permitted as of right when located in R-8 zoning district and hence contrary to Section 22-10 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, consisting of Stanley M. Wolf, R.A. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #8 has approved this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 72-01(b) and 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C1-5 and R8 district, within an existing 36-story mixed building, the relocation of a bank facility from the cellar to the first floor within the residence portion of the site on condition that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 18, 1978", 8 sheets; and *on further condition* that this variance shall be limited to a term of 15 years; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

290-78-BZ

APPLICANT—Weinberg and Kirshenbaum for Saul Rubinstein, owner, Odessa Restaurant, Incorporated, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district in an existing two story commercial structure, the change in use of the second floor from meeting room into a catering and cabaret establishment.

PREMISES AFFECTED—1113 to 1123 Brighton Beach Avenue, northwest corner of Brighton 14th Street, Block 8716, Lot 19, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—
For Applicant: Harold Weinberg.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 5, 1978, after due notice by publication in the Bulletin; laid over to July 11, 1978; then to July 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated April 18, 1978, acting on Alt. Applic. #25/1978, reads:

"1. The proposed change in occupancy on the 2nd floor to 'Eating Drinking place without restrictions on dancing or entertainment' U.G. 12. 'Catering Establishment' U.G. 9, and 'Banquet Hall' U.G. 9, is not permitted as of right within a C1-3 in an R6 zoning district and is contrary to Sect. 32-18 Z.R. and 32-21 Z.R.

2. The proposed projection of an accessory business sign more than 18" across a street line is contrary to Sect. 32-65-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Philip P. Agusta, R.A.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, in an existing two-story commercial structure, the change in use of the second floor from meeting room into a catering and cabaret establishment *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 18, 1978", 4 sheets, "July 6, 1978", 3 sheets, and "July 12, 1978", one sheet; and *on further condition* that this variance be limited to a term of 5 years; that signs comply with the C1 district regulations; that the condition of Section 73-241 of the Zoning Resolution be complied with; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

291-78-BZ

APPLICANT—Leonard F. Rothkrug for Central Federal Savings and Loan Association of Nassau County, owner, 3353 Construction Corporation, Contract Vendee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the change in use of an existing two story and basement building from nursing home into a store and office building.

PREMISES AFFECTED—3353 to 3373 Nostrand Avenue, east side, 100 feet south of Avenue "T", Block 7335, Lot 96, Borough of Brooklyn. Community Board **#15BK.**

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 11, 1978, after due notice by publication in the Bulletin; laid over to July 18, 1978, and

WHEREAS, the decision of the Borough Superintendent, dated April 4, 1978, acting on Alt. Applic. #321/1978, reads:

"1. In a residence district (R-4) the proposed change of use from nursing home to stores and office (U.G. #6) is not permitted as of right per Section 22-00 of the Zoning Resolution.

2. The residence district zoning resolution contain no provisions for parking accessory to commercial uses."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Commissioner Philip P. Agusta, R.A. and Harry M. Carroll, P.E.; and

WHEREAS, Community Board #15 has approved this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the change in use of an existing two-story and basement building from nursing home into a store and office building *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 18, 1978", 6 sheets, and "July 13, 1978", one sheet; and *on further condition* that this variance shall be limited to a term of 10 years; that the stores be limited to Use Group 6 occupancy except that there shall be no Moped store, OTB parlor, fast food or alcoholic beverage establishments and no drug addition treatment facility; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

293-78-BZ

APPLICANT—John T. Tudda for Henry Phipps Plaza North, Incorporated, owner.

SUBJECT—Application April 19, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, in an existing fourteen story mixed building the change in use of a portion of the professional doctors offices into a commercial studio.

PREMISES AFFECTED—315 to 343 East 29th Street, north side, 200 feet east of Second Avenue and 340 East 30th Street, Block 935, Lot 13, Borough of Manhattan. Community Board **#6M.**

APPEARANCES—
For Applicant: John J. Tudda and Janice M. Dalessio.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 11, 1978, after due notice by publication in the Bulletin; Laid over to July 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated March 22, 1978, acting on Alt. Applic. #21/1978, reads:

"C1. Proposed change of use from doctor's office U.G. 4 to commercial studio U.G. 6 in R-8 zoning district is not permitted as of right as per Section 22-14 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioner Stanley M. Wolf, R. A. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #6 has approved thsi application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution, to permit in an R-8 district, in an existing 14-story mixed building, the change in use of a portion of the professional doctors' offices into a commercial studio *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 19, 1978", 6 sheets; and *on further condition* that this variance shall be limited to a term of 10 years; that the hours of operation be restricted to from 8:00 A.M. to 6:00 P.M. Monday through Saturday; that the sign be limited to a brass plaque 12 inches by 24 inches, non-illuminated; that there shall be no film developing or printing at this location; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

310-78-BZ

APPLICANT—Samuel Panzer for Lawrence A. Harris, owner, Harris Plywood, Incorporated, lessee.

SUBJECT—Application April 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district the erection of a one story enlargement to an existing woodworking factory previously before the Board.

PREMISES AFFECTED—115-10 thru 115-50. Dunkirk Street, north side, 240.30 feet east of Newburg Street, Block 10315, Lots 135, 137, 139, 141 and 156, St. Albans, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Samuel Panzer.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 11, 1978, after due notice by publication in the Bulletin; laid over to July 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated March 13, 1978, acting on Alt. Applic. #331/1973, reads:

"1. The proposed extension of time in order to obtain permits and complete work, the addition of the one story extension designated as building no and the proposed covered accessory parking for truck and employees cars, is contrary to approval grant by the B. S. A. under Cal. No. 638-73-BZ, as amended December 6, 1977."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Philip P. Agusta, R.A. and Harry M. Carroll, P.E. and

WHEREAS, Community Board #12 has approved this application.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one-story enlargement to an existing woodworking factory previously before the Board *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received June 7, 1978", one sheet, "July 13, 1978", 2 sheets, and "July 14, 1978", one sheet; and *on further condition* that upon completion of this enlargement that the entire facade be treated with a stucco coat; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

314-78-BZ

APPLICANT—Solomon Sheer for 704 Greenwich Associates, owner.

SUBJECT—Application May 1, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and conversion of an existing manufacturing and commercial structure into a multiple dwelling and joint living/working quarter.

PREMISES AFFECTED—704-712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Solomon Sheer, P.E. and Doris Diether, C. B. #2M.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 5, 1978, after due notice by publication in the Bulletin; laid over to July 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated April 26, 1978, acting on Alt. Applic. #107/1978, reads:

"2. Proposed conversion to residential use (UG2) not permitted as of right in C8-4 zone, therefore contrary to Sec. 32-00 Z. R. (There are no bulk or parking regulations for residential buildings.)

3. Proposed creation of new floor area for a nonconforming use is contrary to Sec. 52-22 Z. R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Commissioner John B. Cincotta and Commissioner Stanley M. Wolf

R.A. and whereas Community Board Number 2 supports this application.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and conversion of an existing manufacturing and commercial structure into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "May 1, 1978", 8 sheets and "July 12, 1978", 3 sheets and *on further condition* that an approved smoke detection device be installed in each apartment in accordance with article 7B of the multiple dwelling law, that there shall be no living or sleeping in the cellar; that the maximum number of rooms be limited to 120 maximum, that all partitions within each apartment to remain unchanged; that 1000 square feet of roof space be allocated for tenant recreational use; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

315-78-A

APPLICANT—Solomon Sheer for 704 Greenwich Associates, owner.

SUBJECT—Application May 1, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—704/712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan.

APPEARANCES—
For Applicant: Solomon Sheer and Doris Diether, C.B. #2M.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 26, 1978, on Alt. Applic. #107/78, reads:

"5. Since bldg. is within 100′ of corner provide a 20′ rear yard for light and ventilation as per Sec. 277 (7) M.D.L."

and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the Appeal be *granted* under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 26, 1978 acting on Alt. Applic. #107/1978 Objection No. 5 be and it hereby is modified under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the Appeal be and it hereby is *granted, on condition* that all work conform to the resolution adopted this date under Cal. 314-78-BZ and that all laws, rules and regulations shall be complied with.

327-78-BZ

APPLICANT—Nicholas J. Salvadeo for Mr. and Mrs. Ralph Carnesecchi, owners.

SUBJECT—Application May 4, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story enlargement to an existing two family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—188 Woodward Avenue, west side, 199.63 feet south of South Gannon Avenue, Block 792, Lot 20, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—
For Applicant: Nicholas J. Salvadeo.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 18, 1978, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 2, 1978, acting on Alt. Applic. #32/1978, reads:

"1. Proposed alteration results in a Floor Area Ratio of .61 and an Open Space Ratio of 1.04 both contrary to Section 23-141 zoning resolution for a two family building located in a R3-2 zoning district."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #2 has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one-story enlargement to an existing two-family dwelling that creates noncompliance in floor area ratio and open space ratio *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received May 4, 1978", 3 sheets; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

341-78-BZ

APPLICANT—McGee and Morsellina for SABH Development Corporation, owner. Caldwell Amusement Corporation, lessee.

SUBJECT—Application May 9, 1978—decision of the Borough Superintendent, under Sections 73-35 and 72-21 and 72-01 (b) of the Zoning Resolution, to permit in a C4-2 district, within an existing shopping center, the change in use of one store into an amusement arcade.

PREMISES AFFECTED—1634 Bruckner Boulevard, southwest corner of Morrison Avenue, Block 3653, Lot 50, Borough of The Bronx. Community Board #9BX.

MINUTES

APPEARANCES—
For Applicant: Joseph P. Morsellino and Joseph Agruzzo.
For Opposition: Wm. L. Overby.
RECOMMENDATION OF THE COMMUNITY BOARD—[redacted] to the application.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Cincotta 4
Negative: Commissioner Walsh and Commissioner Wolf 2
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on July 11, 1976, after due notice by publication in the Bulletin; laid over to July 18, 1978; and
WHEREAS, the decision of the Borough Superintendent, dated April 20, 1978, acting on Alt. Applic. #112/1978, reads:
"1. Proposed change of use from retail supermarket and retail stores to retail supermarket, retail stores and family amusement arcade located in a C4-2 district is contrary to Section 32-10 ZR."
and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioner Stanley M. Wolf, R. A. and Commissioner John B. Cincotta; and
WHEREAS, this use is consistent with recent local regulatory and zoning amendments; and
WHEREAS, the Board has imposed constraints as expressed in the conditions; and
WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 72-21 and 73-35 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.
Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Sections 72-21 and 73-35 of the Zoning Resolution, to permit in a C4-2 district, within an existing shopping center, the change in use of one store into an amusement arcade *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received May 9, 1978", 2 sheets, and "July 14, 1978", one sheet; *on further condition* that this variance shall be limited to a term of one year; that the hours of operation be limited to from 10:00 A.M. to 10:00 P.M. Monday through Saturday, and 12 Noon to 5:00 P.M. on Sunday; that the owner shall provide adult uniformed supervision and security inside and outside at all times; that the amusement machines be restricted to games of skill; that there shall be no games of chance; that no food or bevarage be sold on the premises; that there shall be no loitering, gambling or prizes awarded; that approval be obtained from the Department of Consumer Affairs; that if the conditions of this variance are not adhered to, the Board will reopen this case and rescind the approval; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

350-78-BZ

APPLICANT—Max B. Schreiber for New York City Housing Authority, owner.
SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Section 73-643 of the Zoning Resolution, to permit in an R6 district, within a housing development, the erection of a one story enlargement to an existing Community center previously before the Board that increases the degree of non-compliance in the lot area requirements.
PREMISES AFFECTED—1619 East 174th Street, Center of Superblock bounded by East 174th Street, Bronx River Avenue and Harrod Avenue, Block 3886, Lot 2, Borough of The Bronx. Community Board #9BX.
APPEARANCES—
For Applicant: Max B. Schreiber, Frank Thomas and Mae Laufer.
For Opposition: None.
RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on July 18, 1978, after due notice by publication in the Bulletin; and
WHEREAS, the decision of the Borough Superintendent, dated April 26, 1978, acting on Alt. Applic. #30/1978, reads:
"1. Proposed extension is contrary to Cal. #529-63-BZ and is referred back to the B. S. and A. as per Section 11-412 Z. R., and is hereby denied."
and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Commissioner John B. Cincotta and Commissioner Stanley M. Wolf, R. A.; and
WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-643 of the Zoning Resolution.
Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit under* Section 73-643 of the Zoning Resolution, to permit in an R6 district, within a housing development, the erection of a one-story enlargement to an existing community center, previously before the Board, that increases the degree of noncompliance in the lot area requirements *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received May 12, 1978", 6 sheets; and *on further condition* that the facade of the enlarged portion be of face brick to match the existing structure; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

383-78-BZ

APPLICANT—H. M. Cole for Sutton House Associates, c/o William Farrell, owner.
SUBJECT—Application May 24, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R10 district, in an existing twelve story mixed building previously before the Board, the extension of the term of variance of the cellar level stores.
PREMISES AFFECTED—1153-67 York Avenue and 407-39 East 62nd Street, northwest corner, 420 East 63rd Street, Block 1457, Lot 17, Borough of Manhattan. Community Board #8M.
APPEARANCES—
For Applicant: H. M. Cole and William J. Farrell.
For Opposition: None.
RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 18, 1978, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 4, 1978, acting on Alt. Applic. #383/1978, reads:

"5. The occupancy of the stores Use Group 6 in an R10 district after 6/1/70 is contrary to B. S. & A. Cal. #290-49-BZ and Sect. 22-00 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioner Stanley M. Wolf, R.A. and John B. Cincotta; and

WHEREAS, Community Board #8 has approved this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R10 district, in an existing 12-story mixed building previously before the Board, the extension of the term of the variance of the cellar level stores *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received May 24, 1978", 2 sheets; and *on further condition* that this variance shall be limited to a term of 10 years; that there shall be no unprotected openings between the retail stores and the balance of the building; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

410-78-BZ

APPLICANT—Joel A. and/or Jean G. Miele for Jean Miele, owner.

SUBJECT—Application June 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-2 district, the conversion of an existing Church into a three story and cellar mixed building that creates non-compliance within the rear yard, outer court regulations and minimum distance between windows and lot lines.

PREMISES AFFECTED—152 Remsen Street and 99 Clinton Street, southeast corner, Block 255, Lot 25, Borough of Brooklyn. Community Board #2BK.

APPEARANCES—

For Applicant: Jean G. Miele, A.I.A. and Joel A. Miele, P.E.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Waive public hearing.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 18, 1978, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 23, 1978, acting on Alt. Applic. #195/1978, reads:

"1. Provide a 30'-0" rear yard for new apartments that are not within 100'-0" of a corner as per Sec. 35-50, 23-47 and 54-31 of Zoning Resolution.

2. Provide a minimum distance of 20'-0" between required windows and any walls or lot lines as per Sec. 23-862 of Zoning Resolution.

3. Proposed windows opening into the outer court (spencer news) is contrary to Sec. 23-843 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Commissioner Philip P. Agusta, R.A. and John B. Cincotta; and

WHEREAS, this structure is located in the Brooklyn Heights Landmark District; and

WHEREAS, Community Board #2 has recommended approval of this application; and

WHEREAS, this structure has been vacant for over 3 years; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C5-2 district, the conversion of an existing church into a three-story and cellar mixed building that creates noncompliance within the rear yard, outer court regulations and minimum distance between windows and lot lines *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received June 7, 1978", 7 sheets, and "June 15, 1978", one sheet; and *on further condition* that the retail stores be restricted to Use Group 6 except that there shall be no OTB parlor, fast food or alcholic beverage establishment; that a rate-of-rise system be installed connected to an interior alarm; that the public halls and stairs be sprinklered; that an approved smoke detection device be installed in each apartment; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

411-78-A

APPLICANT—Joel A. or Jean G. Miele for Jean G. Miele, owner.

SUBJECT—Application June 7, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—152 Remsen Street and 99 Clinton Street, southeast corner, Block 255, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jean G. Miele, A.I.A., and Joel A. Miele, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 23, 1978, on Alt. #195/78, reads:

"1. Under Sec. 26 M. D. L. all windows must be open onto a street or a legal yard or court 30'-0" in least dimension.

2. Provide 2 proper means of egress from each apartment as per Sec. 146 M. D. L."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 23, 1978, acting on Alt. Applic. #195/78, Objection Nos. 1 and 2, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted* on condition that all work conform to the resolution adopted this date under Calendar Number 410-78-BZ; and that all laws, rules and regulations shall be complied with.

Adjourned: 4:00 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, JULY 18, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

823-77-SM

APPLICANT—Booth Fire Escape, Limited, owner.
SUBJECT—Evacuation system.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
823-77-SM: Booth Fire Escape, Limited, Richmond, British Columbia, Canada, filed for approval of the Booth Evacuation System under the provisions of Section C26-106.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.
PROPOSED USE: Evacuation system.
DESCRIPTION: The system allows emergency evacuation from multi-story buildings by providing vertical links between a series of balconies. A 12 gauge steel frame, 25" x 46" with a 22" x 38" opening, is inserted in the concrete floor of each balcony. A 16 gauge galvanized steel plate covers the opening. An aluminum ladder assembly, 9'-9" long x 27" wide, is mounted below the opening. When a stainless steel wire is pulled, the holding catch for the ladder and covering plate is released and, with the use of a spring, the ladder is lowered at a controlled rate to the balcony below. The closed, step-like rungs of the ladder consist of a series of corrugations, which allow sit-down evacuation. A thermostatically operated low voltage heater is used to melt snow and ice on the frame and assembly.
INSPECTION AND TEST: The evacuation system has been tested and approved by Warnock Hersey Professional Services Limited, Vancouver, British Columbia, Canada (File 490-0062-B62) and has recommended for conditional approval by the Division of Fire Prevention.
RECOMMENDATIONS: The Committee on Test recommends the approval of the Booth Evacuation System on the following conditions:

1. The system shall only be used as a means of evacuation in addition to the required means of egress in multiple dwellings of limited occupancy.
2. All components of the system shall be properly maintained.
3. All applicable requirements of the Building Code, Fire Prevention Code, and Fire Prevention Directives shall be complied with.
4. The system shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 823-77-SM."
5. The system shall be placed a minimum of 4 feet from all outside edges of the balconies.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY.
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

Resolved that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

436-78-SM

APPLICANT—The Fireside Shoppe Incorporated for El Fuego Corporation, owner.
SUBJECT—Factory built fireplaces.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
436-78-SM: The Fireside Shoppe Incorporated, Bayonne, New Jersey, for El Fuego Corporation, Vernon, Connecticut, filed for approval of the El Fuego Fireplaces, Models IIIA, IIIB, IIID, IV, and V, under the provisions of Articles 5 and 15 and RS 5 and 15 of the Building Code of the City of New York.
PROPOSED USE: Factory built fireplaces.
DESCRIPTION: The fireplaces are wood burning. The components include the following: 12 guage steel sides, back, bottom, top baffle, and damper; 16 gauge steel front frame and door frame, 2 pieces of 11⅝" x 18½" x 3/16" tempered glass for the front opening, 16 gauge steel collar, a ceiling plate made up of 2 sheets of 28 gauge galvanized steel and 1" thick rigid thermal insulation, and 28 gauge galvanized steel U-channels around the outer perimeter and inner opening where the neck is inserted.
The dimensions in inches are as follow:

Model	IIIA	IIIB	IIID
Width	37½	29½	27½
Height	24	24	20
Depth	19	18	16½
Front opening width	32½	24½	22½
Front opening height	18½	18½	14½
Width of front of damper opening	30½	23½	22½

Width of back of damper opening...	28½	20½	20½
Depth of damper opening	4½	4½	4½

The Fuego Model IV zero clearances fireplace is the same as Model IIIB, with the following additions: a 26 gauge galvanized metal inner surrounding wall leaving a 4" air space, a 26 gauge galvanized metal intermediate surrounding wall leaving a 1" air space, 1" thick rigid thermal insulation, a 22 gauge metal outer wall, two registers at the top of the unit to allow air to circulate between the inner and intermediate walls, and 8" I.D. Metalbestos pipe.

The Fuego Model V fireplace heater is the same as Model IIID, with the addition of a 26 gauge galvanized metal inner surrounding wall and an 18 gauge galvanized metal outer surrounding wall. Air flows through the 1" space between the walls and exits through two registers on the side of the unit. Single wall 7" diameter pipe is used.

INSPECTION AND TEST: The fireplaces have been tested and approved by Underwriters' Laboratories (Files MH 10279 and MH 10565).

RECOMMENDATIONS: The Committee on Test recommends the approval of El Fuego Fireplaces, Models IIIA, IIIB, IIID, IV, and V, under the provisions of Articles 5 and 15 and RS 5 and 15 of the Building Code of the City of New York on the following conditions:

1. All uses, locations, and installations shall comply with the applicable requirements of the Building Code.
2. The requirements of Section C26-504.14 of the Building Code concerning hearths, dampers, and clearances shall be complied with.
3. Installations in residential high rise buildings (Occupancy Groups J-1 and J-2) shall be restricted to buildings of Class I (non-combustible) construction built under the authority of the present Building Code, Local Law No. 76, effective December 6, 1968.
4. The fireplaces shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 436-78-SM."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) Alan D. Gershuny,
Executive Director.
For the Committee on Test,
Stuart Lowenthal,
Asst. Engr.,
Thomas W. Farricker, Jr.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

441-78-SA

APPLICANT—Dor-O-Matic Division of Republic Industries, Incorporated, owner.

SUBJECT—Automatic sliding doors.

APPEARANCES—
For Applicant: Barry Durgin.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

Whereas, the report of a Committee on Test reads:

441-78-SA: Dor-O-Matic Division of Republic Industries, Incorporated, Chicago, Illinois, filed for approval of Astro-Slide II sliding doors (Models 71, 72, 81, 82; followed by 36, 42, 48, 60, 78; followed by a three digit suffix beginning with 0 or 9) under the provisions of Article * of the Building Code of the City of New York.

PROPOSED USE: Automatic sliding doors.

DESCRIPTION: The non-fire rated doors are of aluminum and glass construction. They are used for pedestrian egress in commercial and industrial buildings. The doors are used singly or in tandem and are normally operated by sliding on tracks. They are 36", 42", 48", 60", or 72" in width. Automatic operation is actuated electrically by pressure applied to the door treadle. The doors can also be swung open manually and are operated this way during a power failure.

INSPECTION AND TEST: The doors have been tested and approved by the City of Los Angeles Department of Building Safety.

RECOMMENDATIONS: The Committee on Test recommends the approval of Astro-Slide II sliding doors (Models 71, 72, 81, 82; followed by 36, 42, 48, 60, 72; followed by a three digit suffix beginning with 0 or 9) under the provisions of Article 6 of the Building Code of the City of New York on the following conditions:

1. The doors shall remain closed in case of power failure.
2. The doors shall be manually operable to swing in the direction of exit travel in case of power failure.
3. All other applicable requirements of the Building Code shall be complied with.
4. The doors shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 441-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) Alan D. Gershuny,
Executive Director.
For the Committee on Test,
Stuart Lowenthal,
Asst. Engr.,
Thomas W. Farricker, Jr.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

442-78-SA

APPLICANT—Pem All Fire Extinguishers Corporation, owner.

SUBJECT—Fire extinguisher system for self service gas station.

APPEARANCES—
For Applicant: Joseph A. Kostecki.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

442-78-SA: Pem All Fire Extinguisher Corporation, Cranford, New Jersey, filed for approval of the Pem All PSG-70 Watchman System under the provisions of Article 17 and RS 17 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

PROPOSED USE: Fire extinguishing system for self-service gasoline stations.

DESCRIPTION: The system uses two 35 pound cylinders of potassium bicarbonate dry chemical extinguishing agent. The cylinders are pressurized to 360 psig. Nozzles are provided to direct the flow of the agent. Piston actuators are attached to each cylinder valve. They are operated either electrically or pneumatically. A remote manual pneumatic release is provided at the control center of the station. Also available is an optional remote manual electric release for electric manual operation of the pneumatic release. Automatic electric operation is achieved by the use of thermal detectors mounted over the pump island. Application of heat to the detectors causes electric operation of the pneumatic release. The release devices are interconnected to the shut-off system provided by the manufacturer of the gasoline dispensing equipment to provide simultaneous operation of all cylinders within each zone, shut-off of the pumps, and the sounding of an alarm.

INSPECTION AND TEST: The extinguishing system has been tested and approved by Underwriters' Laboratories (File EX2644) and Underwriters' Laboratories of Canada (File CEx582).

RECOMMENDATIONS: The Committee on Test recommends the approval of the Pem All PGS-70 Watchman System for fire extinguishment at self-service gasoline stations under the following conditions:

1. All uses, locations, and installations of the equipment shall comply with the applicable requirements of the Building Code and Administrative Code of the City of New York and all applicable New York City Local Laws and Administrative Appeals of the Board of Standards and Appeals.
2. All installations shall comply with Fire Department specifications concerning number and height of nozzles, area of coverage, time of release, etc.
3. All installations shall include pneumatic heat activators, manual activator control, and a fail-safe device which automatically disconnects the complete electrical system to the self-service dispensing equipment when the dry chemical suppression system is activated.
4. The equipment shall be under the control and supervision of a person with a Certificate of Fitness from the Fire Department.
5. A list of emergency procedures and instructions shall be conspicuously posted at the control location.
6. The equipment shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 442-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

896-67-SM

APPLICANT—Shackelton Enterprises, Incorporated, owner.

SUBJECT—Additional manufacturer.

APPEARANCES—

For Applicant: Cecil Shackelton.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

896-67-SM: Amendment to resolution to include additional manufacturer of window security grille.

Shackelton Enterprises, Incorporated, Bronx, New York, requested that the resolution adopted July 16, 1978, 1968 and amended July 24, 1973 under Calendar Number 896-67-SM be reopened and amended to include an additional manufacture of a window security grille.

PROPOSED USE: Window security grille.

DESCRIPTION: The window security grille, Protective Window Grille Model 353, is used for windows in multiple dwellings which are on the ground floor or windows which lead to fire escapes.

The additional manufacturer in Shackelton Enterprises, Incorporated, Bronx, New York, one of the applicants for the original approval of the grille by the Board.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted July 16, 1968 and amended July 24, 1973 under Calendar Number 896-67-SM be reopened and amended to include an additional manufacturer, Shackelton Enterprises, Incorporated, Bronx, New York, of the Protective Window Grille Model No. 353, on condition that the requirements of the Building Code of the City of New York and the New York State Multiple Dwelling Law and the requirements of the original resolution and previous amendment adopted under this Calendar Number be complied with.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of addresses or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

354-72-SA

APPLICANT—Mono-Therm Industries, Incorporated, owner.

MINUTES

SUBJECT—To include additional insulation.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
354-72-SA—Amendment to resolution to include additional insulation.

Mono-Therm Industries, Incorporated, Kirkland, Washington, requested that the resolution adopted September 26, 1972 under Calendar Number 354-72-SA be reopened and amended to include additional insulation.

PROPOSED USE: Non-combustible thermal insulation.

DESCRIPTION: The insulation, Mono-Therm Loose Fill (LS), consists of fragments of cellulosic waste paper which have been chemically treated for fire retardancy. The insulation is blown into wall cavities or attic areas.

INSPECTION AND TEST: The insulation was tested by Underwriters' Laboratories (File R6484) and achieved a flamespread rating of 25 and a smoke developed rating of 25.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted September 26, 1972 under Calendar Number 354-72-SA be reopened and amended to include Mono-Therm Loose Fill (LS) non-combustible thermal insulation on condition that all uses, locations, and installations shall comply with Section C26-504.10(e) and the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

122-73-SA

APPLICANT—Electro Signal Lab, Incorporated, owner.

SUBJECT—To include modifications and additional trade names of smoke detectors.

APPEARANCES—
For Applicant: James L. Swift.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
122-73-SA: Amendment to resolution to include modifications and additional trade names of smoke detectors.

Electro Signal Lab, Incorporated, Rockland, Massachusetts, requested that the resolution adopted June 4, 1974 and amended through November 1, 1977 under Calendar Number 122-73-SA be reopened and amended to include modifications and additional trade names of smoke detectors.

PROPOSED USE: Smoke detectors.

DESCRIPTION: The modifications of the previously approved smoke detectors involve only a change in the external configuration and the addition of a pulsing, infra-red LED light signal. The additional Model Nos. are 906 and 912.

The identical smoke detectors are marketed by the following companies under their own trade names:

ADT One World Trade Center Suite 9200 New York, N.Y. 10048	Autocall Federal Sign and Signal 41 E. Tucker Avenue Shelby, OH 44875
Edwards Company 90 Connecticut Ave. Norwalk, Conn. 06856	Exide Safety Systems P.O. Box 116 39 Teed Drive E. Randolph, MA 02368
Douglas Randall Div. of Walter Kidde 6 Pawcatuck Ave. Pawcatuck, Conn. 02891	Simplex Time Recorder Company 26 So. Lincoln Street Gardner, MA 01440
Fire Control Instruments 149 California Street Newton, MA 02158	Fire-Lite Alarms 40 Albert Street New Haven, Connecticut

INSPECTION AND TEST: The smoke detectors have been tested and approved by Underwriters' Laboratories (File S1125).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted June 4, 1974 and amended through November 1, 1977 under Calendar Number 122-73-SA be reopened and amended to include modifications, with additional Models 906 and 912, and additional trade names of smoke detectors, as described above, on condition that all uses, locations, and installations of the smoke detectors shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY
Executive Director,
For the Committee on Test.

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

MINUTES

620-76-SM

APPLICANT—United Steel Deck, Incorporated, owner.
SUBJECT—Additional floor decks.
APPEARANCES—
For Applicant: R. B. Heagler.
ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the Report of a Committee on Test reads:
620-76-SM: Amendment to resolution to include additional floor decks.

United Steel Deck, Incorporated, Summit, New Jersey, requested that the resolution adopted October 5, 1976 under Calendar Number 620-76-SM be reopened and amended to include additional floor decks.

PROPOSED USE: Steel floor decks as components of two hour fire rated floor-ceiling assemblies.

DESCRIPTION: The composite cold-formed deck, United Steel Deck Lok-Floor, is made from galvanized or painted sheet steel conforming to ASTM A611 or ASTM A446. It is 1½", 2", or 3" deep with ribs (corrugations) at 12" centers; the B-Lok section is 1½" deep with ribs (corrugations) at 6" centers. It is fabricated from steel ranging in metal thicknesses of 16 to 22 gauge. The section properties of the deck have been determined in accordance with the American Iron and Steel Institute *Specification for the Design of Cold-Formed Steel Structural Members.* (Reference Standard RS 10-6 of the Building Code).

The optional steel shear connectors are ¾" diameter studs with 1¼" diameter x ⅜" minimum thick heads with a minimum stud length of 1½" plus the deck depth. Each stud shear connector has a load value established by the American Institute of Steel Construction *Specification for Steel Construction.* (Reference RS 10-5 of the Building Code).

The deck sections are used as components of the assemblies described by the following U. L. Design Nos.:

D773-W8X27 minimum size steel beam, 3¼" lightweight concrete, ¾" cementitious sprayed fireproofing around beam. (All deck patterns).

D742-W8X24 minimum size steel beam, 2½" normal weight concrete, ½" cementitious sprayed fireproofing around beam, ¾" cementitious sprayed fireproofing under deck. (All deck patterns with the exception of B-Lok).

D840-W8X28 minimum size steel beam, 3¼" lightweight concrete, ¾" sprayed fiber fireproofing around beam. (All deck patterns).

D902-W8X28 minimum size steel beam, 4½" normal weight concrete, ¾" sprayed fireproofing around beam. (All deck patterns).

D907-W8X17 minimum size-steel beam, 3¼" lightweight concrete, 1" cementitious sprayed fireproofing around beam. (All deck patterns).

D916-W8X28 minimum size steel beam, 4½" normal weight concrete or 3¼" lightweight concrete, ½" cementitious sprayed fireproofing around beam. (All deck patterns).

INSPECTION AND TEST: The assemblies listed above achieved two hour fire ratings, with the use of the steel deck, from Underwriters' Laboratories (File R7546 and R7546-1) on the basis of fire resistance tests and engineering evaluations.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted October 5, 1976 under Calendar Number 620-76-SM be reopened and amended to include the additional and modified United Steel Deck Lok-Floor and B-Lok steel floor deck units described above as components of the two hour fire rated floor-ceiling assemblies listed above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *Resolution* in accordance with the above report.

621-76-SM

APPLICANT—United Steel Deck, Incorporated, owner.
SUBJECT—Additional floor decks.
APPEARANCES—
For Applicant: R. B. Heagler.
ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
621-76-SM—Amendment to resolution to include additional floor decks.

United Steel Deck, Incorporated, Summit, New Jersey, requested that the resolution adopted October 5, 1976 under Calendar Number 621-76-SM be reopened and amended to include additional floor decks.

PROPOSED USE: Steel floor decks as components of three hour fire rated floor-ceiling assemblies.

DESCRIPTION: The composite cold-formed deck, United Steel Deck Lok-Floor, is made from galvanized or painted sheet steel conforming to ASTM A611 or ASTM A446. It is 1½", 2" or 3" deep with ribs (corregations) at 12" centers; the B-Lok section is 1½" deep with ribs (corrugations) at 6" centers. It is fabricated from steel ranging in metal thicknesses of 16 to 22 gauge. The section properties of the deck have been determined in accordance with the American Iron and Steel Institute *Specification for the Design of Cold-Formed Steel Structural Members*—(Reference Standard RS 10-6 of the Building Code).

The optional steel shear connectors are ¾" diameter studs with 1¼" diameter × ⅜" minimum thick heads with a minimum stud length of 1½" plus the deck depth. Each stud shear connector has a load value established by the American Institute of Steel Construction *Specification for Steel Construc-*

tion. (Reference Standard RS 10-5 of the Building Code).

The deck sections are used as components of the assemblies described by the Following U. L. Design Nos.:

D902-W8x28 minimum size beam, 4 3/16" lightweight concrete, 3/4" sprayed fireproofing around beam. (All deck sections).

D916-W8x28 minimum size beam, 4 3/16" lightweight concrete, 7/8" cementitious sprayed fireproofing. (All deck sections).

INSPECTION AND TEST: The assemblies listed above achieved three hour fire ratings, with the use of the steel deck, from Underwriters' Laboratories (File R7546) on the basis of fire resistance tests and engineering evaluations.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted October 5, 1976 under Calendar Number 621-76-SM be reopened and amended to include the additional and modified United Steel Deck Lok-Floor and B-Lok steel floor deck units described above as components of the three hour fire rated floor-ceiling assemblies listed above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) Alan D. Gershuny,
Executive Director,
For the Committee on Test,

Stuart Lowenthal,
Asst. Engr.,

Thomas W. Farricker, Jr.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

287-77-SA

APPLICANT—Fred G. MacKenzie Company for Rixson-Firemark, Incorporated, owner.

SUBJECT—Additional models of combination smoke detectors/door holders/door release and closers.

APPEARANCES—

For Applicant: Richard Hausler.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

Whereas, the report of a Committee on Test reads:

287-77-SA: Amendment to resolution to include additional models of combination smoke detectors/door holders/door release and closers.

Fred G. MacKenzie Company, New York, for Rixson-Firemark, Incorporated, Franklin Park, Illinois, requested that the resolution adopted July 19, 1977 under Calendar Number 287-77-SA be reopened and amended to include additional models of combination smoke detectors/door holders/door release and closers.

PROPOSED USE: Combination smoke detectors/door holders/door release and closers.

DESCRIPTION: The additional models are the Smok-Chek FM950 and FM1650 Series, and smoke detectors, Models 1D24D2, 1D24D4, 1D24A, and 1D120, with corresponding Cramer Division, Conrac Corporation models as follow: 9622, 9623, 9624, and 9621, respectively.

The Smok-Chek FM950 and FM1650 Series are similar to previously approved units. The difference is that these Series include the hardware to allow the fire rated doors to swing freely when the unit is in a nonalarm condition. The doors are held open by electromagnets. When the units are used in conjunction with the smoke detectors, the electromagnets are released and the doors are closed when the smoke detectors are actuated. The Smok-Chek FM1650 Series are the units used with the detectors. The Smok-Chek FM950 Series are the units used without the detectors and for which other approved smoke detectors must be provided.

The detectors can be photoelectric or ionization type. The additional detectors are all dual chamber ionization type. Model 1D24D2 is 24 volt DC, 2 wire, with 35 microamps standby current and 22 milliamps alarm current. Model 1D24D4 is 24 volt DC, 4 wire, with 12 microamps standby current and 45 milliamps alarm current. Model 1D24A is 24 volt AC, with 33 milliamps standby current and 69 milliamps alarm current. Model 1D120 is 120 volt AC, with 25 milliamps standby current and 33 milliamps alarm current.

INSPECTION AND TEST: The combination smoke detectors/door holders/door release and closers have been tested and approved by Underwriters' Laboratories (Files S1268 and Ex3145).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted July 19, 1977 under Calendar Number 287-77-SA be reopened and amended to include additional combination smoke detectors/door holders/door release and closers, Smok-Chek FM950 and FM1650 Series, with smoke detector models 1D24D2, 1D24D4, 2D24A, and 1D120, (corresponding Cramer Division, Conrac Corporation models: 9622, 9623, 9624, 9621, respectively), on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporated name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) Alan D. Gershuny,
Executive Director,
For the Committee on Test,

Stuart Lowenthal,
Asst. Engr.,

Thomas W. Farricker, Jr.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

MINUTES

630-56-GR

APPLICANT—Ronald A. Zweibel for International Bureau for Protection and Investigation.

SUBJECT—Reopening for amendment of General Resolution—relative to maintaining an elevator in readiness and a competent operator on premises to assist the Fire Department in gaining access during hours when building is normally closed (nights, Saturdays, Sundays and Holidays), this applies to buildings over 150 feet in height with sprinkler system having connection to Fire Headquarters through a central station, Section C19-164.0 and C26-1433.0 Administrative Code; General Resolution previously adopted.

APPEARANCES—
For Applicant: Harry J. Zweibel.
For Opposition: Martin Sehan and M. Milton Glass.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—General resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, under Section C19-164.0 of the Fire Prevention requirements of the Administrative Code and under Section C26-1433.0 of the Building requirements of the Administrative Code, in buildings over one hundred and fifty feet in height a competent elevator operator is required to be available and an elevator maintained in readiness at all times to assist the Fire Department to obtain access to any floor; and

WHEREAS, appeals have been filed with the Board for relief from the above requirements where the buildings are equipped with a sprinkler system with connection through an approved Central station to Fire Headquarters; and

WHEREAS, a proposal has been made that if an appeal is granted a cooperative service to fulfill the intent of the present requirements will be maintained during the hours when the building is normally not open and elevators not manned; and

WHEREAS, the general area in Manhattan in which owners of buildings may apply for a variance under the terms of this general resolution is confined to 23rd Street on the south, 42nd Street on the north, Third Avenue on the east, and Tenth Avenue on the west.

Resolved, that in a building over 150 feet in height protected throughout with an approved sprinkler system having connection to Fire Headquarters through an approved Central Station, there may be, in substitution for the requirements of Administrative Code Sections C19-164.0 and C26-1433.0, a service maintained by a responsible company, organization or agency hereinafter referred to as Agency, which shall maintain an office located in the vicinity to assure prompt service as hereinafter required. In such office there shall be private direct telephone lines connected to all approved central stations and such Agency shall contract with all approved central stations to the end that such stations shall notify such agency immediately by the above required telephone of any alarm shown on their board indicating sprinkler action during the hours when the building is normally not open as set forth in the following table:

A. Two employees on each shift so that at all times two employees will be on duty.
B. Said employees will work the following hours:
Monday — 10:00 P.M.–7:00 A.M.
Tuesday — 10:00 P.M.–7:00 A.M.
Wednesday — 10:00 P.M.–7:00 A.M.
Thursday — 10:00 P.M.–7:00 A.M.
Friday — 10:00 P.M.–7:00 A.M.
Saturday — 8:00 P.M. to Monday 7:00 A.M.
Holidays — 8:00 P.M. on holiday eve to 7:00 A.M. on day after holiday.
C. The foregoing schedule calls for a total of 160 hours a week.

When the Agency receives such telephone notice from a central station, it shall immediately dispatch a qualified elevator operator with keys to the building and elevator who shall open the building and place the elevator in operating condition and assist the Fire Department in gaining access to any portion of the building. Such elevator operator shall have for his use a motor vehicle furnished by such Agency kept in a building or open lot within 100 feet of the office of the Agency on the same street. Such motor vehicle shall be one of two maintained by the Agency exclusively for responding to alarms. In the office of the Agency at least two elevator operators shall be available to respond to alarms. There shall be a key board in such office with keys to the entrance door and elevator kept properly tagged for each building.

In the event there are several elevators in a building, the Fire Department shall specify which elevator or elevators not exceeding two shall be available under this service and such available elevator or elevators shall be parked at the first (main) floor and hoistway doors leading thereto shall be equipped with a parking lock or other device satisfactory to the Department of Buildings, so arranged as to prevent the opening of the doors from the landing side with the service key unless the car is at the landing and such key shall open no other door; that a duplicate of such parking lock key shall be maintained in a break glass box in the lobby adjacent to such available elevators; that power for available elevators shall be on at all times, controlled by a switch in the car and there shall be installed at the main power switch in the main panel board, or in the motor room, a disconnecting switch so arranged that the switch can be readily disconnected for service, repair and inspection service and in any emergency; that to accomplish this a standard approved type cabinet switch shall be used and the cabinet and projecting handle for the manual application of the switch shall be locked in a closed position with a key to the lock contained in a break glass box located adjacent to the switch with a sign conspicuously displayed on the switch cabinet cover that such switch is locked in a closed position in accordance with this resolution and that the key located in the adjacent break glass box may be used to obtain access to such switch for repair, service and inspection purposes only and in the event of emergency.

Each building subject to the provision of this General Resolution shall be inspected by the agency at least twice each week and records kept of such inspections; and that at such inspections the elevator doors, keys and other equipment pertaining to the operation of the service shall be examined to maintain safe conditions.

The Agency shall keep such records of its services as the Fire Commissioner shall require.

In the event a company providing the response service is to be changed the request for change will be in the form of an application to the Board of Standards and Appeals to amend a previous resolution relating to the specific building where a change in the company providing the response service is to take place.

A copy of the application to amend must be submitted to the Fire Department at the time of filing with the Board.

The terms of this general resolution shall be applied only upon the filing of an appeal by an owner of a building of the type and within the area described, for a variance based on a decision of the Fire Commissioner and favorable action taken by the Board.

In the event the owner of a premises which is subject to a variance conditioned upon the terms of this general resolution discontinues the service with the Agency, the Agency shall immediately notify the Fire Commissioner in writing.

The term of variance granted hereunder shall not exceed ten (10) years from the date of the variance. During such term, the Board reserves the right to *amend* the requirements.

WHEREAS, this General Resolution was adopted by the Board on September 25, 1956, *on certain conditions;* and

WHEREAS, the resolution was amended on May 21, 1957, July 8, 1958, May 9, 1961, and last amended October 14, 1964; and

WHEREAS, request was made for further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the previous resolutions by adding thereto:

In the event a company providing the response service is to be changed the request for change will be in the form of an application to the Board of Standards and Appeals to amend a previous resolution relating to the specific building where a change in the company providing the response service is to take place.

A copy of the application to amend must be submitted to the Fire Department at the time of filing with the Board.

183-72-A

APPLICANT—Harry J. Zweibel for Grokash Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Fire Commissioner re- Elevator in Readiness; previously granted on condition.

PREMISES AFFECTED—236-238 West 30th Street, south side, 300 feet east of 8th Avenue, Block 779, Lot 63, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry J. Zweibel.

For Opposition: Martin Seham and M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 13, 1972, *on certain conditions;* and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 13, 1972 by deleting therefrom:

"the wording Quick Response Service and to substitute in its place I.B.P.I. Ltd., provided that I.B.P.I. is in full compliance with Calendar No. 630-56-GR. Until the time of full compliance the existing response service will be maintained or a competent elevator operator be available as per requirement of the Administrative Code, that other than as herein amended the resolution above cited shall be complied with in all respects." (F.D. Decision dated March 7, 1972)

654-77-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application October 7, 1977—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to self service gasoline service station.

PREMISES AFFECTED—1527 Bedford Avenue and 656 to 668 Lincoln Place, southeast corner, Block 1260, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 30, 1977, on Alt. Applic. #982/77, reads:

"1. Proposed change of use from Automotive Service Station to Self-Service Gasoline Service Station is contrary to C19-73.0(b)(2) of the Adm. Code of the City of N. Y."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal be *granted under certain conditions;* and

WHEREAS, Section C19-73.0, b2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, it is required that at all times, when fuel is dispensed, the person holding a Certificate of Fitness have control over fuel dispensing devices; and

WHEREAS, the record and filed plans in the instant application indicate that safety devices, fuel dispensing devices and consoles are under the direct supervision and control of the person holding a Certificate of Fitness as above specified; and

WHEREAS, the filed plans indicates the installation of an automatic dry chemical suppression system utilizing pneumatic heat activators as well as a manual activator control and a fail safe electric energy device which will automatically disconnect the complete electrical system to the self-service dispensing equipment when the dry chemical suppression system is activated; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the console and safety controls, and this person must hold a Certificate of Fitness.

Resolved, that the decision of the Borough Superintendent, dated September 30, 1977, be and it hereby is modified and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation, and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable containers; (4) that signs reading "No Smoking" "Stop your Engine" and "It Is Unlawful To Dispense Gasoline Into Portable Containers" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on filed plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (8) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in proper operating condition at all times; (9) that all controls, devices, fire suppression systems and fire fighting equipment be maintained in good operating order at all times; (10) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (11) that all dispensing nozzles are the automatic closing type without hold open latches; (12) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instructions

shall be at the direction of the Fire Commissioner; (13) that the dispensing areas shall, at all times, be well lit for complete visual control; (14) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; and *on further condition* that the building, equipment, devices and control shall substantially conform to drawings, marked "Received March 9, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

881-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application November 22, 1977—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—10 Edwin Street, south side, 73 feet west of Arden Avenue, Block 5395, Lot 15, Annnadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1977, on N.B. Applic. #1176/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 1, 1977, acting on N.B. Applic. #1176/77, Objection Nos. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells shall be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received November 22, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

882-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application November 22, 1977—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water is contrary (Local Law #7).

PREMISES AFFECTED—26 Edwin Street, south side, 70.38 feet east of Harold Avenue, Block 5395, Lot 4, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1977, on N.B. Applic. #1178/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 1, 1977, acting on N.B. Applic. #1178/77, Objection Nos. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect

to such sewer; that the dry wells shall be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received November 22, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

883-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application November 22, 1977—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water is contrary (Local Law #7).

PREMISES AFFECTED—18 Edwin Street, south side, 139 feet west of Arden Avenue, Block 5395, Lot 8, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1977, on N.B. Applic. #1177/77, reads:

"1. Street giving access to the proposed building is not placed on **the official map of the City** of New York therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 1, 1977, acting on N.B. Applic. #1177/77, Objection Nos. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells shall be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received November 22, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

884-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7). Filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—32 Edwin Street, southeast corner or Harold Avenue, Block 5395, Lot 1, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1977, on N.B. Applic. #1179/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 1, 1977, acting on N.B. Applic. #1179/77, Objection Nos. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be

verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells shall be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977) ; that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received November 22, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

885-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1380 Arden Avenue, southwest corner of Edwin Street, Block 5395, Lot 19, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1977, on N.B. Applic. #1180/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 1, 1977, acting on N.B. Applic. #1180/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977) ; and *on further condition* that the building shall substantially conform to drawings, marked "Received November 22, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

886-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1400 Arden Avenue, northwest corner of Sycamore Street, Block 5395, Lot 22, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1977, on N.B. Applic. #1181/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 1, 1977, acting on N.B. Applic. #1181/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977) ; and *on further condition* that the building shall substantially conform to drawings, marked "Received November 22, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

901-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—173 McBaine Avenue, north side, 59.72 feet west of Maguire Avenue, Block 7045, Lot 153, Woodrow, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1977, on N.B. Applic. #1023/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 1, 1977, acting on N.B. Applic. #1023/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

902-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—183 McBaine Avenue, north side, 159.72 feet west of Maguire Avenue, Block 7045, Lot 158, Woodrow, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1977, on N.B. Applic. #1024/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 1, 1977, acting on N.B. Applic. #1024/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

903-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—193 McBaine Avenue, north side, 259.72 feet west of Maguire Avenue, Block 7045, Lot 163, Woodrow, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1977, on N.B. Applic. #1025/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is

feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 1, 1977, acting on N.B. Applic. #1025/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

904-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—211 McBaine Avenue, north side, 359.72 feet west of Maguire Avenue, Block 7045, Lot 168, Woodrow, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1977, on N.B. Applic. #1026/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 1, 1977, acting on N.B. Applic. #1026/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

942-77-A

APPLICANT—McGee and Morsellino for Albion 55 Company, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—77-33 Queens Boulevard, northwest corner of Albion Avenue, Block 1536, Lot 101, Elmhurst, Borough of Queens.

APPEARANCES—
For Applicant: Joseph P. Morsellino.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated November 17, 1977, on Acct. #E542640, reads:

"Please be advised that self service gasoline stations are prohibited by Chapter 19-73.0-b2 of the Administrative Code and therefore your request for the amorementioned conversion is denied."

and

WHEREAS, a letter from the Fire Commissioner, dated November 17, 1977 reads: Please be advised that self service gasoline stations are prohibited by Chapter 19-73.0-62 of the Administrative Code and therefore your request for the aforementioned conversion is denied.

WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal be *granted under certain conditions;* and

WHEREAS, Section C19-73.0.b2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, it is required that at all times, when fuel is dispensed, the person holding a Certificate of Fitness have control over fuel dispensing devices; and

WHEREAS, the record and filed plans in the instant application indicate that safety devices, fuel dispensing devices and consoles are under the direct supervision and control of the person holding a Certificate of Fitness as above specified; and

WHEREAS, the filed plans indicate the installation of an automatic dry chemical suppression system utilizing pneumatic heat activators as well as a manual activator control and fail safe electric energy device which will automatically disconnect the complete electrical system to the self-service dispensing equipment when the dry chemical suppression system is activated; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the console and safety controls, and this person must hold a Certificate of Fitness; and

Resolved, that the decision of the Fire Commissioner, dated November 17, 1977 be and it hereby is modified and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation, and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable containers; (4) that signs reading "No Smoking" "Stop Your Engine" and "It is Unlawful to Dispense Gasoline Into Portable Containers" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on file plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (8) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in proper operating condition at all times; (9) that all controls, devices, fire suppression system and fire fighting equipment be maintained in good operating order at all times; (10) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (11) that all dispensing nozzles are the automatic closing type without hold open latches; (12) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instructions shall be at the direction of the Fire Commissioner; (13) that the dispensing areas shall, at all times, be well lit for complete visual control; (14) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; *on further condition* that the building, equipment, devices and control shall substantially conform to drawings, marked "Received March 6, 1978", 3 sheets; and June 22, 1978, 1 sheet and that all laws, rules and regulations shall be complied with.

943-77-A

APPLICANT—McGee and Morsellino for Anthony Heiss, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline station.

PREMISES AFFECTED—130 Bruckner Boulevard, south side, 75 feet east of Brook Avenue, Block 2260, Lot 4, Borough of The Bronx.

APPEARANCES—
For Applicant: Joseph P. Morsellino.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated November 29, 1977, on Acct. #E536838, reads:

> "Please be advised that self service gasoline stations are prohibited by Chapter 19-73.0-b2 of the Administrative Code and therefore your request for the aforementioned conversion is denied."

and

WHEREAS, a letter from the Fire Commissioner, dated November 29, 1977 reads: Please be advised that self service gasoline stations are prohibited by Chapter 19-73.0-b2 of the Administrative Code and therefore your request for the

WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal be *granted under certain conditions;* and

WHEREAS, Section C19-73.0.b2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, it is required that at all times, when fuel is dispensed, the person holding a Certificate of Fitness have control over fuel dispensing devices; and

WHEREAS, the record and filed plans in the instant application indicate that safety devices, fuel dispensing devices and consoles are under the direct supervision and control of the person holding a Certificate of Fitness as above specified; and

WHEREAS, the filed plans indicates the installation of an automatic dry chemical suppression system utilizing pneumatic heat activators as well as a manual activator control and a fail safe electric energy device which will automatically disconnect the complete electrical system to the self-service dispensing equipment when the dry chemical suppression system is activated; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the console and safety controls, and this person must hold a Certificate of Fitness; and

Resolved, that the decision of the Borough Superintendent, dated November 29, 1977 be and it hereby modified and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable containers; (4) that signs reading "No Smoking" "Stop Your Engine" and "It Is Unlawful To Dispense Gasoline Into Portable Containers" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on file plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (8) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in proper operating condition at all times; (9) that all controls devices, fire suppression system and fire fighting equipment be maintained in good operating order at all times; (10) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (11) that all dispensing nozzles are the automatic closing type without hold open latches; (12) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instructions shall be at the direction of the Fire Commissioner; (13) that the dispensing areas shall, at all times, be well lit for complete visual control; (14) that the permit to operate this

station shall be for a term of five (5) years from the date of this approval; *on further condition* that the building, equipment, devices and control shall substantially conform to drawings, marked "Received March 6, 1978", 3 sheets and "June 22, 1978", 1 sheet; and that all laws, rules and regulations shall be complied with.

944-77-A

APPLICANT—McGee and Morsellino for Rock Oil Company, Incorporated, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—120-128 West 145th Street, south side, 260 feet west of Lenox Avenue, Block 2013, Lot 44, Borough of Manhattan.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the letter of the Fire Commissioner, dated November 17, 1977, on Acct. #E108716, reads:
"Please be advised that self service gasoline stations are prohibited by Chapter 19-73.0-b2 of the Administrative Code and therefore your request for the aforementioned conversion is denied."
and
WHEREAS, a letter from the Fire Commissioner, dated November 17, 1977 reads: Please be advised that self service gasoline stations are prohibited by Chapter 19-73.0-b2 of the Administrative Code and therefore your request for the aforementioned conversion is denied.
WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal be *granted under certain conditions*; and
WHEREAS, Section C19-73.0-b2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and
WHEREAS, it is required that at all times, when fuel is dispensed, the person holding a Certificate of Fitness have control over fuel dispensing devices; and
WHEREAS, the record and filed plans in the instant application indicate that safety devices, fuel dispensing devices and consoles are under the direct supervision and control of the person holding a Certificate of Fitness as above specified; and
WHEREAS, the filed plans indicates the installation of an automatic dry chemical suppression system utilizing pneumatic heat activators as well as a manual activator control and a fail safe electric energy device which will automatically disconnect the complete electrical system to the self-service dispensing equipment when the dry chemical suppression system is activated; and
WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the console and safety controls, and this person must hold a Certificate of Fitness; and
Resolved, that the decision of the Borough Superintendent, dated November 17, 1977 be and it hereby modified and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation; and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable containers; (4) that signs reading "No Smoking" "Stop Your Engine" and "It Is Unlawful To Dispense Gasoline Into Portable Containers" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on file plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (8) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in proper operating condition at all times; (9) that all controls devices, fire suppression system and fire fighting equipment be maintained in good operating order at all times; (10) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (11) that all dispensing nozzles are the automatic closing type without hold open latches; (12) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instuctions shall be at the direction of the Fire Commissioner; (13) that the dispensing areas shall, at all times, be well lit for complete visual control; (14) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; *on further condition* that the building, equipment, devices and control shall substantially conform to drawings, marked "Received March 6, 1978", 3 sheets and "June 22, 1978", 1 sheet; and that all laws, rules and regulations shall be complied with.

66-78-A

APPLICANT—McGee and Morsellino for Amoco Oil Company, owner.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- proposed use of self service gasoline pumps.

PREMISES AFFECTED—529 Utica Avenue, southwest corner of Rutland Road, Block 4604, Lot 1, Borough of Brooklyn.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated January 13, 1978, on Alt. Applic. #1212/77, reads:
"1. The proposed change of use from Automotive Service Station to Self-Service Gasoline Service Station is contrary to C19-73.0.b-2 of the Fire Prevention Code of City of New York."
and
WHEREAS, the decision of the Borough Superintendent, dated January 13, 1978 reads:
"1. The proposed change of use from Automotive Service Station to 'Self-Service Gasoline Station' is contrary to C19-73.0.b2 of the 'Fire Prevention Code of the City of New York'.";
and
WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal *be granted under certain conditions;* and
WHEREAS, Section C19-73.0, b2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are

operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, it is required that at all times, when fuel is dispensed, the person holding a Certificate of Fitness have control over fuel dispensing devices; and

WHEREAS, the record and filed plans in the instant application indicate that safety devices, fuel dispensing devices and consoles are under the direct supervision and control of the person holding a Certificate of Fitness as above specified; and

WHEREAS, the filed plans indicates the installation of an automatic dry chemical suppression system utilizing pneumatic heat activators as well as a manual activator control and a fail safe electric energy device which will automatically disconnect the complete electrical system to the self-service dispensing equipment when the dry chemical suppression system is activated; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the console and safety controls, and this person must hold a Certificate of Fitness.

Resolved, that the decision of the Borough Superintendent, dated January 13, 1978, be and it hereby is modified and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation, and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable containers; (4) that signs reading "No Smoking" "Stop your Engine" and "It Is Unlawful To Dispense Gasoline Into Portable Containers" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on filed plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (8) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in proper operating condition at all times; (9) that all controls, devices, fire suppression systems and fire fighting equipment be maintained in good operating order at all times; (10) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (11) that all dispensing nozzles are the automatic closing type without hold open latches; (12) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instructions shall be at the direction of the Fire Commissioner; (13) that the dispensing areas shall, at all times, be well lit for complete visual control; (14) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; and *on further condition* that the building, equipment, devices and control shall substantially conform to drawings, marked "Received July 17, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

67-78-A

APPLICANT—McGee and Morsellino for Amoco Oil Company, Long-term lessee.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- proposed use of self service gasoline pumps.

PREMISES AFFECTED—1130 Pennsylvania Avenue, northwest corner of Flatlands Avenue, Block 4412, Lots 29 and 32, Borough of Brooklyn.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 3, 1978, on Alt. Applic. #1073/77 reads:

"1. Proposed change of use from gasoline service station to self-service gasoline service station is contrary to C19-73.0.b.2 of the Fire Prevention Code of the City of New York."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal be *granted under certain conditions;* and

WHEREAS, Section C19-73.0.b.2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, it is required that at all times, when fuel is dispensed, the person holding a Certificate of Fitness have control over fuel dispensing devices; and

WHEREAS, the record and filed plans in the instant application indicate that safety devices, fuel dispensing devices and consoles are under the direct supervision and control of the person holding a Certificate of Fitness as above specified; and

WHEREAS, the filed plans indicate the installation of an automatic dry chemical suppression system utilizing pneumatic heat activators as well as a manual activator control and a fail safe electric energy device which will automatically disconnect the complete electrical system to the self-service dispensing equipment when the dry chemical suppression system is activated; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the console and safety controls, and this person must hold a Certificate of Fitness.

Resolved, that the decision of the Borough Superintendent, dated February 3, 1978, be and it hereby is modified and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation, and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable containers; (4) that signs reading "No Smoking" "Stop your Engine" and "It Is Unlawful To Dispense Gasoline Into Portable Containers" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on filed plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (8) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in proper operating condition at all times; (9) that all controls, devices, fire suppression systems and fire fighting equipment be maintained in good operating order at all times; (10) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (11) that all dispensing nozzles are the automatic closing type without hold open latches; (12) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity

of the attendant's principal control location, said instructions shall be at the direction of the Fire Commissioner; (13) that the dispensing areas shall, at all times, be well lit for complete visual control; (14) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; and *on further condition* that the building, equipment, devices and control shall substantially conform to drawings, marked "Received July 17, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

75-78-A

APPLICANT—The Frank D. Bower Company, owner.

SUBJECT—Application February 14, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Great Balls of Fire", in six (6) pound bag—two (2) ply fifty (50) pound kraft inner bag laminate cellophane and polyethylene, container not in compliance with the Administrative Code of the City of New York.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated January 19, 1978, on Folder #122—Pending, reads:

"We regret to inform you that your application to register your product 'Great Balls of Fire' a Combustible Mixture with a flash point of 180° F. (TOC) in containers as followers: 6 lb. bag—2 ply 50 lb. kraft inner bag laminate cellophane and polyethylene is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the New York City Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps.

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be *granted under certain conditions.*

Resolved, that the decision of the Fire Commissioner dated January 19, 1978 acting on Folder Number 122—pending be and it hereby is modified and that the appeal be it and hereby is *granted on condition* that the container comply with drawing filed "February 14, 1978", 1 sheet, that the modification shall apply to "Great Balls of Fire" in six pound bags only; that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner: and *on further condition* that the six pound bag be labeled "maximum storage capacity shall not exceed 500 pounds in any single retail establishment"; and that in all other respects all laws, rules and regulations applicable shall be complied with.

81-78-A

APPLICANT—Samuel J. Kisseloff for Lake Gold Realty Corporation, Contract Vendee.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- height, number of stories, and floor area for proposed converted dwelling is contrary to Multiple Dwelling Law.

PREMISES AFFECTED—175 East 73rd Street, north side, 155 feet west of 3rd Avenue, Block 1408, Lot 30, Borough of Manhattan.

APPEARANCES—
For Applicant: Samuel J. Kisseloff.
For Opposition: Paul D. Selver and Halina Rosenthal.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 8, 1978, on Alt. Applic. #904/77, reads:

"2. Proposed increase in floor area on any story of a converted dwelling which exceeds 25% of floor area which existed prior to alteration, is contrary to Section 171(2)(f) MDL.

4. Proposed enlargement which increases height and number of stories of a converted dwelling is contrary to Section 171(2)(a) MDL."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions.*

Resolved, that the order and decision of the Borough Superintendent dated February 8, 1978, acting on Alt. Applic. #904/77, Objection Nos. 2 and 4 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that approved smoke detectors be provided in all apartments, the basement and the cellar; that there be no living or sleeping in the cellar; that all work shall be substantially completed within one year from the date of this resolution; and *on further conditions* that the building shall substantially conform to drawings marked "Received February 17, 1978", 3 sheets, "July 11, 1978", 4 sheets and "July 13, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

98-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Roman Blum, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—126 Eylandt Street, south side, 307.01 feet west of Holdridge Avenue, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1978, on N.B. Applic. #396/76, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block

which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 25, 1978, acting on N.B. Applic. #396/76 Objection No. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received May 19, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

99-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Roman Blum, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—132 Eylandt Street, south side, 274.38 feet east of Barclay Avenue, Block 6377, Lot 21, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1978, on N.B. Applic. #397/76, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 25, 1978, acting on N.B. Applic. #397/76, Objection Nos. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received May 19, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

100-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Roman Blum, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—138 Eylandt Street, south side, 214.38 feet east of Barclay Avenue, Block 6377, Lot 18, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1978, on N.B. Applic. #398/76, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore con-

trary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 25, 1978, acting on N.B. Applic. #398/76, Objection No. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received May 19, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

108-78-A

APPLICANT—James J. Trexel for E. I. du Pont de Nemours and Company, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Fire Commissioner re- packaging of flammable mixture known as "Du Pont Drive and Clean Gasoline Detergent", in twelve (12) fl. ounce cylindrical metal container with child resistant sealed pull tab closure, container not in compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: James J. Trexel.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated January 31, 1978, on Folder #122-1026-C (I.M.), reads:

"We regret to inform you that your application to register your product 'Du Pont Drive and Clean Gasoline Detergent' a Flammable Mixture with a flash point of 91°F (T.O.C.) in containers as follows: 12 fl. oz. cylindrical metal container with child-resistant sealed pull-tab closure is *Disapproved.* Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the New York City Administrative Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was decided that the Appeal should be *granted under certain conditions;*

Resolved, that the decision of the Fire Commissioner dated January 31, 1978; acting on Folder Number 122-1026-C (I.M.) be and it hereby is modified and the appeal be and it hereby is *granted on the condition* that the container substantially comply with drawing filed "February 21, 1978", 2 sheets that the modification shall apply to "Dupont Drive and Clean Gasoline Detergent" in 12 ounce container only; and that the label have prominently displayed instructions that the entire contents are to be emptied upon initial opening and that the label be in such style as is satisfactory to the Fire Commissioner, and that in all other respects all applicable laws, rules and regulations shall be complied with.

163-78-A

APPLICANT—Albert Melniker for Jaak Medvedev, owner.

SUBJECT—Application March 1, 1978—appeal from a decision of the Borough Superintendent re- construction of a non fire rated exterior wall.

PREMISES AFFECTED—547 Rockaway Street, east side, 475.32 feet north of Clermont Avenue, Block 7864, Lot 77, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 28, 1978, on N.B. Applic. #291/77, reads:

"The construction of a non-rated frame exterior bearing wall with an exterior separation of more than 3'0" but less than 15'0" for a building of construction Class II E is contrary to Sec. C26-313.3 is contrary to Sec. C26-313.3 and Table 3-4 of the Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions.*

Resolved, that the order and decision of the Borough Superintendent dated February 28, 1978, acting on N.B. Applic. #291/77, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that all work will be substantially completed within one year from the date of this resolution: and *on further conditions* that the building shall substantially conform to drawings, marked "Received March 1, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

192-78-A

APPLICANT—Harry Soled for Cong. Chizuk Hadas, owner.

SUBJECT—Application March 16, 1978—appeal from a decision of the Borough Superintendent re- proposed synagogue.

PREMISES AFFECTED—1421 Avenue O, northwest corner of East 15th Street, Block 6752, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.

MINUTES

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated March 16, 1978, on Alt. Applic. #237/78, reads:
"1. Proposed Synagogue in a 2 story frame building is not permitted under C26-254.0 of Building Code (old)."
and
WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions.*
Resolved, that the order and decision of the Borough Superintendent dated March 16, 1978, acting on Alt. Applic. #237/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that approved smoke detectors be installed; that all work shall be substantialy completed within one year from the date of this resolution; and *on further conditions* that the building shall substantially conform to drawings marked received "March 16, 1978", 3 sheets and "July 5, 1978", 3 sheets and that all laws, rules and regulations shall be complied with.

198-78-A

APPLICANT—William S. Bannon for Consolidated Edison Company of New York, Incorporated, owner.
SUBJECT—Application March 21, 1978—appeal from a decision of the Fire Commissioner re- proposed installation of a 4.8 megawatt Fuel Cell Demonstrator Electric Generator.
PREMISES AFFECTED—813 East 15th Street, north side, 485 feet east of Avenue "C", Block 990, Lot 15, Borough of Manhattan.
APPEARANCES—
For Applicant: Robert F. Crawe and Anthony G. Nappi.
For Administration: Lt. R. J. Ellis, Fire Dept.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the letter of the Fire Commissioner, dated March 6, 1978, on Folder No. W801500, reads:
"Your request for reconsideration relative to our previous classification of the fuel cell under C19-49.0 Administrative Code has been reviewed. Your process involves a steam reforming process wherein steam and naphtha are reacted over a catalyst to produce other materials; in this case, the hydrogen needed for the fuel cell. This reforming process is utilized in refinery operations and is considered by the Fire Department to be of a similar character and to fall under the purview of the Section of C19-49.0 Administrative Code which reads in part '. . . but no permit shall hereafter be issued for the erection and operation of any new plant of a *singular character*'. It should be noted that the Brooklyn Union SNG plant has a similar process, and was also considered to fall under the purview of C19-49.0 and did proceed before the Board of Standards and Appeals under Cal. 519-71-A."
and
WHEREAS, the site was inspected by a committee of the Board consisting of Harry M. Carroll, P. E. and John B. Cincotta; and

WHEREAS, it is not required by the Administrative Code of the City of New York that an outside professional engineer be employed to supervise this design and construction; and
WHEREAS, the Department of Energy will have a professional engineer, whose sole responsibility is to supervise and control the design, construction, installation, operation and testing of the Fuel Cell project from start until completion and United Technologies will monitor the installation; and
WHEREAS, the bellows type expansion joints are permitted by the Administrative Code of the City of New York; and
WHEREAS, a refinery is generally defined as an industrial plant for purifying a crude substance such as petroleum or ore.
Resolved, it is the opinion of the Board that this Fuel Cell process of generating electricity is not a refinery and since the process involves the conversion of naphtha to hydrogen which is a process of an experimental nature requiring constant supervision and monitoring, Fire Department jurisdiction is still necessary; and that the decision of the Fire Commissioner, dated March 6, 1978, acting on Folder Number W801500 be and it hereby is modified and that the appeal be and it hereby is *granted* for a term of five years on condition that a professional engineer qualified in fuel cell generating systems from the personnel of Con Edison Company be assigned on a full time basis to this project and be responsible for its installation and require periodic checks during its operation; that the Fuel Cell project shall be his only assignment; that said engineer shall also act as liaison to the Fire Department for all aspects of the job; that his name shall be kept on file at the Board and the Board shall be notified of any change of personnel in this assignment; that the bellows type expansion joints be permitted provided that a protective shield surround them to contain the gases involved and to prevent injury to nearby personnel in case of expansion joint failure; that these expansion joint shields be removable for inspection of the expansion joint; that the procedures and methods for the filling of hydrogen cylinders be to the satisfaction of the Fire Department; that all pumps and burners be Board of Standards and Appeal approved; that in the event of failure or leak in the system, there shall be a fail safe system for shutting down the total operation; and *on further condition* that the site shall substantially conform to drawings, marked "Received March 21, 1978", 4 sheets; and that all laws, rules and regulations shall be complied with.

213-78-A

APPLICANT—Larry Meltzer for Christensen Realty Corporation, owner, Student Skills Center of Brooklyn, Ltd., lessee.
SUBJECT—Application March 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of Class III building as trade school.
PREMISES AFFECTED—144/152 Court Street and 192-196 Pacific Street southeast corner, Block 292, Lot 26, Borough of Brooklyn.
APPEARANCES—
For Applicant: Larry Meltzer.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated March 22, 1978, on Alt. Applic. #1157/77, reads:
"1. The proposed change of use of the third floor of a three story Class III building from 'offices' to 'private trade school' (which is considered a public use under Directive of the Department #19/59) is contrary to Section 4.2.1 of the 1938 Building Code.

2. The use of a floor with a 50 pound per square foot live load for classrooms is contrary to Section 7.3.2.2.3 of the 1938 Building Code which requires a minimum live load of 60 pounds per square foot."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions.*

Resolved, that the order and decision of the Borough Superintendent dated March 22, 1978, acting on Alt. Applic. #1157/77, Objection No. 1 and 2, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that approved smoke detectors, connected to an interior alarm be installed on each floor; that all work shall be substantially completed within one year from the date of this resolution; and *on further conditions* that the building shall substantially conform to drawings, marked "Received March 31, 1978", 6 sheets; and that all laws, rules and regulations shall be complied with.

229-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application April 6, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of Drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—195 Noel Street, north side, 154.38 feet west of Holdridge Avenue, Block 6366, Lot 52, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1978, on N.B. Applic. #114/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 21, 1978, acting on N.B. Applic. #114/78, Objection Nos. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received April 6, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

230-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application April 6, 1978—Appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7). Filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—211 Noel Street, north side, 314.38 feet West of Holdridge Avenue, Block 6366, Lot 60, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1978, on N.B. Applic. #115/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 21, 1978, acting on N.B. Applic. #115/78, Objection Nos. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition*

that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporaiton Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received April 6, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

231-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application April 6, 1978 filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Noel Street, north side, 267.01 feet east of Barclay Avenue, Block 6366, Lot 63, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1978 on N.B. Applic. #116/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 21, 1978, acting on N.B. Applic. #116/78, Objection Nos. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer, that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received April 6, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

232-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application April 6, 1978—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—235 Noel Street, north side, 107.01 feet east of Barclay Avenue, Block 6366, Lot 70, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1978, on N.B. Applic. #117/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 21, 1978, acting on N.B. Applic. #117/78, Objection Nos. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street, on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B, is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received April 6, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

233-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application April 6, 1978—Appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—245 Noel Street, northeast corner of Barclay Avenue, Block 6366, Lot 1, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1978, on N.B. Applic. #112/78, reads:

> "1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 21, 1978, acting on N. B. Applic. #112/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received April 6, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

239-78-A

APPLICANT—The Barcolene Company, owner.

SUBJECT—Application March 24, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Rite Aid Windshield Washer Anti-Freeze & Solvent" in one (1) gallon polyethylene container with child resistant closure, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—
For Applicant: Joseph H. Toplon.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated February 23, 1978, on Folder #122-2646 (CM), reads:

> "We regret to inform you that your application to register your product 'Rite Aid Windshield Washer Anti-Freeze & Solvent', a Combustible Mixture with a flash point of 110°F (TOC) in containers as follows: 128 Fl. Oz. Polyethylene with Child-resistant closure is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the New York City Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be *granted under certain conditions*:

Resolved, that the decision of the Fire Commissioner dated February 23, 1978 acting on Folder Number 122-2646 (CM), be and it hereby is modified and that the appeal be it and hereby is *granted on condition* that the container comply with drawing filed "March 24, 1978", 1 sheet, that the modification shall apply to "Rite Aid Windshield Washer Anti-Freeze and Solvent" in one Gallon Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; and that in all other respects all laws, rules and regulations applicable shall be complied with.

273-78-A

APPLICANT—Alphonse J. Calvanico for Anthony Racanelli, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—350 Forest Avenue, south side, 50.05 feet east of Oakwood Avenue, West New Brighton, Borough of Staten Island.

MINUTES

APPEARANCES—
For Applicant: David C. Winters.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated April 4, 1978, on N.B. Applic. #35/78, reads:
"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is permitted are located within 500 feet of the property is contrary to Section P110.2(c) RS-16 of the Administrative Code of the City of New York."
and
WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.
Resolved, that the decision of the Borough Superintendent, dated April 4, 1978, acting on N.B. Applic. #35/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets, and that all laws, rules and regulations shall be complied with.

301-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.
SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—45a Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.
APPEARANCES—
For Applicant: David C. Winters.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated April 13, 1978, on N.B. Applic. #474/78, reads:
"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."
and
WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.
Resolved, that the decision of the Borough Superintendent, dated April 13, 1978, acting on N. B. Applic. #474/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received April 25, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

302-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.
SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—45b Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24. Bloomfield, Borough of Staten Island.
APPEARANCES—
For Applicant: David C. Winters.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated April 13, 1978, on N.B. Applic. #475/78, reads:
"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."
and
WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.
Resolved, that the decision of the Borough Superintendent, dated April 13, 1978, acting on N.B. Applic. #475/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then

will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received April 25, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

303-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45c Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 13, 1978, on N.B. Applic. #476/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 13, 1978, acting on N.B. Applic. #476/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received April 25, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

304-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45d Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 13, 1978, on N. B. Applic. #477/78, reads:

"1. The proposed building represent more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 13, 1978, acting on N. B. Applic. #477/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated Spetember 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received April 25, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

305-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45e Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 13, 1978, on N. B. Applic. #478/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 13, 1978, acting on N. B. Applic. #478/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received April 25, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

306-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45f Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 13, 1978, on N.B. Applic. #479/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 13, 1978, acting on N.B. Applic. #479/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received April 25, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

342-78-A

APPLICANT—I.M.S.G. Systems, Incorporated, owner.

SUBJECT—Application May 9, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Liquid Toner", in two and one half (2½) gallon Cubitainer low density polyethylene with polypropelene cap, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: Barry Turk.

For Administration: Lt. R. J. Ellis, F. D.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated April 5, 1978, on Folder #122-4462, reads:

"We regret to inform you that your application to register your product 'Liquid Toner' a Combustible Mixture with a flash point of 102° F (TOC) in containers as follows: 2½ gallon Cubitainer low density polyethylene with polypropelene cap is *disapproved.* Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the New York City Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be *granted under certain conditions.*

Resolved, that the decision of the Fire Commissioner dated April 5, 1978, acting on Folder #122-4462, be and it hereby is *modified* and that the appeal be it and hereby is *granted on condition* that the container comply with drawing filed "May 9, 1978", 2 sheets, that the modification shall apply to "Liquid Toner" in 2½ gallon cubitainer only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; in addition said label shall also include "Do Not Stack Cartons More Than 10 High", "Do Not Remove Plastic Insert", and "In Case of Fire Use Only Foam Extinguishers", and that in all other respects, all laws, rules and regulations applicable shall be complied with.

MINUTES

366-78-A

APPLICANT—Norbert N. Turkel for Jack C. Bendheim, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- Proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—680 West 248th Street, south side, 131.59 feet east of Palisade Avenue, Block 5926, Lot 300-1A, Borough of The Bronx.

APPEARANCES—
For Applicant: N. N. Turkel and J. Tudda.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 2, 1978, on N. B. Applic. #26/78, reads:

"1. Proposed construction of single family residence fronting on an unimproved street is contrary to Section 36 of the General City Law."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be *granted under certain conditions*; and

WHEREAS, the Board is in receipt of a communication from the City Planning Commission which indicates that the City Planning Commission and the applicant will initiate demapping action on a portion of W. 248th Street as soon as possible.

Resolved, that the decision of the Borough Superintendent, dated May 2, 1978 acting on N. B. Applic. #26/78, Objection No. 1 be and it hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways: and that the building shall substantially comply with drawings, marked "Received May 19, 1978" 1 sheet, "May 25, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

367-78-A

APPLICANT—Norbert N. Turkel for Jack C. Bendheim, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- Proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—679 West 248th Street, north side, 208.4 feet east of Palisade Avenue, Block 5937, Lot 30, Borough of The Bronx.

APPEARANCES—
For Applicant: N. N. Turkel and J. Tudda.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 2, 1978, on N.B. Applic. #27/78, reads:

"1. Proposed construction of single family residence fronting on an unimproved street is contrary to Section 36 of the General City Law."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be *granted under certain condition*; and

WHEREAS, the Board is in receipt of a communication from the City Planning Commission which indicates that the City Planning Commission and the applicant will initiate demapping action on a portion of W. 248th Street as soon as possible.

Resolved, that the decision of the Borough Superintendent, dated May 2, 1978 acting on N.B. Applic. #27/78 Objection No. 1 be and it hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "May 19, 1978", 1 sheet, "May 25, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

368-78-A

APPLICANT—Norbert N. Turkel for Jack C. Bendheim, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- Proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—677 West 248th Street, north side, 308.04 feet east of Palisade Avenue, Block 5937, Lot 300-6 Borough of the Bronx.

APPEARANCES—
For Applicant: N. N. Turkel and J. Tudda.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 2, 1978, on N. B. Applic. #28/78, reads:

"1. Proposed construction of single family residence fronting on an unimproved street is contrary to Section 36 of the General City Law."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be *granted under certain condition;* and

WHEREAS, the Board is in receipt of a communication from the City Planning Commission which indicates that the City Planning Commission and the applicant will initiate demapping action on a portion of W. 248th Street as soon as possible.

Resolved, that the decision of the Borough Superintendent, dated May 2, 1978 acting on N. B. Applic. #28/78, Objection No. 1 be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "May 19, 1978" 1 sheet, "May 25, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

369-78-A

APPLICANT—Norbert N. Turkel for Jack C. Bundheim, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- Proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—675 West 248th Street, north side, 408.04 feet east of Palisade Avenue, Block 5937, Lot 300-7, Borough of The Bronx.

APPEARANCES—

For Applicant: N. N. Turkel and J. Tudda.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 2, 1978, on N. B. Applic. #29/78, reads:

"1. Proposed construction of single family residence fronting on an unimproved street is contary to Section 36 of the General City Law."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be *granted under certain conditions;* and

WHEREAS, the Board is in receipt of a communication from the City Planning Commission which indicates that the City Planning Commission and the applicant will initiate demapping action on a portion of W. 248th Street as soon as possible.

Resolved, that the decision of the Borough Superintendent, dated May 2, 1978 acting on N. B. Applic. #29/78, Objection No. 1 be and it hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways: and that the building shall substantially comply with drawings marked "Received May 19, 1978" 1 sheet, "May 25, 1978," 2 sheets; and that all laws, rules and regulations shall be complied with.

370-78-A

APPLICANT—Norbert N. Turkel for Jack C. Bendheim, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 35, Article 2 of the General City Law re- proposed Tennis Court in the bed of a mapped street.

PREMISES AFFECTED—697 West 247th Street, north side, 342.19 feet east of Palisade Avenue, Block 5926, Lot 300-1, Borough of The Bronx.

APPEARANCES—

For Applicant: N. N. Turkel and John Tudda.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 2, 1978, on Alt. Applic. #121/78, reads:

"1. Proposed location of accessory tennis court in the bed of a mapped street is contrary to Section 36 of the General City Law."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be *granted under certain conditions;* and

WHEREAS, the Board is in receipt of a communication from the City Planning Commission which indicates that the City Planning Commission and the applicant will initiate demapping action on a portion of W. 248th Street as soon as possible.

Resolved, that the decision of the Borough Superintendent, dated May 2, 1978, acting on Alt. Applic. #121/78, Objection No. 1, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the construction shall substantially conform to drawings marked "Received May 19, 1978", 1 sheet and "May 25, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

371-78-A

APPLICANT—Alphonse J. Calvanico for Roman Blum, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—116 Eylandt Street, south side, 187.01 feet west of Holdridge Avenue, Block 6377, Lot 30, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: Daniel C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 18, 1978, on N.B. Applic. #394/76, reads:

"1. Street giving access to the proposed building is not placed on the official may of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 18, 1978, acting on N.B. Applic. #394/76, Objection No. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located

so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received May 19, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

372-78-A

APPLICANT—Alphonse J. Calvanico for Romon Blum, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City law re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—122 Eylandt Street, south side, 247.01 feet west of Holdridge Avenue, Block 6377, Lot 27, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 18, 1978, on N. B. Applic. #395/76, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 18, 1978, acting on N. B. Applic. #395/76, Objection No. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received May 19, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

386-78-A

APPLICANT—Paschal Corbo for Anthony Carlo and Lillian Carlo, owners.

SUBJECT—Application May 25, 1978—for Reinstatement of Building Permit.

PREMISES AFFECTED—47 Burgher Avenue, north side, 437.20 feet east of Richmond Road, Block 3290, Lot 66, Dongan Hills, Borough of Staten Island.

APPEARANCES—
For Applicant: Natale R. Anzelmo.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 19, 1978, on N. B. Applic. #677/77, indicates that request for reinstatement of permit on the basis that:

1. Section 23-47 requires only one rear yard.
2. That 10% of the perimeter of the building does front directly upon the street as per Section C26-401.1 is denied.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions.*

Resolved, that the order and decision of the Borough Superintendent, dated May 19, 1978 acting on N. B. Applic. #677/77, Objection Nos. 1 and 2 be and it hereby is modified and that the appeal be and it hereby is *granted* on the basis that the portion of the building facing Burgher Avenue constitutes more than 10% of the perimeter of the building and that the area in front of the dwelling is considered a front yard and *on condition* that the building shall substantially conform to drawings, marked "Received May 25, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

397-78-A

APPLICANT—Nicholas J. Salvadeo for Vincent Vivolo, owner.

SUBJECT—Application May 29, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—1297 Arthur Kill Road, north side, 433.15 feet west of Woodrow Road, Block 5840, Lot 1, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: Natale R. Anzelmo.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1978, on Alt. Applic. #75/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be *granted under certain conditions.*

Resolved, that the decision of the Borough Superintendent, dated May 22, 1978 acting on Alt. Applic. #75/75, Objection No. 1 A and B be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways: and that the building shall substantially comply with drawings, marked "Received May 29, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

400-78-A

APPLICANT—McGee and Morsellino for 148-08 New York Boulevard Company, owner.

SUBJECT—Application May 31, 1978—appeal from a decision of the Borough Superintendent—proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—148-18 New York Boulevard, northwest corner of 148th Road, Block 13379, Lot 36, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 25, 1978, on N.B. Applic. #184/78, reads:

"1. The proposed 100% on site disposal of storm water for a building to be used as a Motor Freight Station and Warehouse, 10.0003 sq. ft. in area, where the storm sewer is located more than 500 feet from the property, is contrary to Reference Standard RS-16, Section P110.2(c)(2), which limits the maximum on site disposal to 50% and to Section P110.2(c)(5), which requires conveyance of the remainder of the storm water by enclosed drainage pipes and building storm or combined sewers to a boundary of the lot abutting a street and from such point to sewers terminating at a point of disposal in accordance with Section P110.2(c)(6)."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 25, 1978, acting on N. B. Applic. #184/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received May 31, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

447-78-A

APPLICANT—Lauria Associates for Russo Brothers, owners.

SUBJECT—Application June 22, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—399 Lake Avenue, east side, 128 feet north of Forest Avenue, Block 1183, Lot 193, Mariner's Harbor, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 14, 1978, on N. B. Applic. #968/78, reads:

"1. The proposed use of drywells for disposal of 100% of the storm water from this site is contrary to Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 14, 1978, acting on N. B. Applic. #968/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 22, 1978", 1 sheet and "July 7, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

MINUTES

448-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superntendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—31 Delafield Avenue, northwest corner of Randall Avenue, Block 131, Lot 150, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N.B. Applic. #675/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N.B. Applic. #675/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

449-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—39 Delafield Avenue, north side, 100.00 feet west of Randall Avenue, Block 131, Lot 156, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N. B. Applic. #677/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N. B. Applic. #677/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

450-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—43 Delafield Avenue, north side, 140.00 feet west of Randall Avenue, Block 131, Lot 158, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N. B. Applic. #678/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site

per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N. B. Applic. #678/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

451-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—47 Delafield Avenue, north side, 163.11 feet east of Hart Boulevard, Block 131, Lot 160, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N.B. Applic. #679/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N.B. Applic. #679/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

452-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—51 Delafield Avenue, north side, 123.11 feet east of Hart Boulevard, Block 131, Lot 162, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N. B. Applic. #680/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N. B. Applic. #680/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

453-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—55 Delafield Avenue, north side, 83.11 feet east of Hart Boulevard, Block 131, Lot 164, Randall Manor, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N. B. Applic. #681/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N. B. Applic. #681/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department fo Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

454-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane, Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—59 Delafield Avenue, north side, 43.11 feet east of Hart Boulevard, Block 131, Lot 166, Randall Manor, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N.B. Applic. #682/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N.B. Applic. #682/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

455-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—63 Delafield Avenue, northeast corner of Hart Boulevard, Block 131, Lot 133, Randall Manor, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N.B. Applic. #683/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N.B. Applic. #683/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the drywells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

456-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—35 Delafield Avenue, north side, 50.00 feet west of Randall Avenue, Block 131, Lot 154, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N. B. Applic. #676/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N. B. Applic. #676/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978," 2 sheets; and that all laws, rules and regulations shall be complied with.

457-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—10 Elwood Place, south side, 100.00 feet west of Randall Avenue, Block 131, Lot 139, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N. B. Applic. #684/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N. B. Applic. 684/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

458-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Elwood Place, south side, 130.00 feet west of Randall Avenue, Block 131, Lot 137, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N.B. Applic. #685/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N.B. Applic. #685/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

459-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—18 Elwood Place, south side, 160.00 feet west of Randall Avenue, Block 131, Lot 135, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N.B. Applic. #686/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N.B. Applic. #686/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

460-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—22 Elwood Place, south side, 201.00 feet west of Randall Avenue, Block 131, Lot 133, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N. B. Applic. #687/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N. B. Applic. #687/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked "Received June 23, 1978," 2 sheets; and that all laws, rules and regulations shall be complied with.

461-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—26 Elwood Place, south side, 242.00 feet west of Randall Avenue, Block 131, Lot 131, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N.B. Applic. #688/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N.B. Applic. #688/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

462-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Elwood Place, south side, 43.62 feet east of Hart Boulevard, Block 131, Lot 129, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N.B. Applic. #689/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N. B. Applic. #689/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked, "Received June 23, 1978, 2 sheets; and that all laws, rules and regulations shall be complied with.

463-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—34 Elwood Place, southeast corner of Hart Boulevard, Block 131, Lot 127, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N. B. Applic. #690/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N. B. Applic. #690/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to the Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets, and that all laws, rules and regulations shall be complied with.

464-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—22 Randall Avenue, southwest corner of Elwood Place, Block 131, Lot 141, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N.B. Applic. #691/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N. B. Applic. #691/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

465-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—26 Randall Avenue, west side, 42.00 feet south of Elwood Place, Block 131, Lot 145, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N.B. Applic. #692/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N.B. Applic. #692/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of

water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

466-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Randall Avenue, west side, 82.00 feet south of Elwood Place, Block 131, Lot 148, Randall Manor, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1978, on N.B. Applic. #693/78, reads:

> "1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1978, acting on N.B. Applic. #693/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 23, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

468-77-A

APPLICANT—Jeremiah T. Walsh, Commissioner of Buildings.

OWNER OF PREMISES—William Schmid.

SUBJECT—Application July 7, 1977—for Modification of Certificate of Occupancy #4467 re- access to fire escapes, and stairway enclosure.

PREMISES AFFECTED—25-29 William Street and 38-42 Exchange Place, southwest corner, Block 25, Lot 27, Borough of Manhattan.

APPEARANCES—
For Applicant: None.
For Opposition: Amy Jane Edelstein.

ACTION OF BOARD—Laid over to September 12, 1978, at 2 P.M., for progress report, continued hearing.

77-78-A

APPLICANT—Neil W. Talling for Chrysler Corporation, owner.

SUBJECT—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Mopar Winter Anti-Freeze Summer Coolant-Part No. 4106784", in one (1) gallon oblong polyethelene with child proof polyporpelene with foil seal, container not in compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, F. D.

ACTION OF BOARD—decision deferred to October 4, 1978, at 2 P.M., hearing closed.

204-78-A

APPLICANT—I. Daniel Weisberg for 724 Fifth Avenue Realty, owner, Doubleday & Company, Incorporated, lessee.

SUBJECT—Application March 27, 1978—appeal from a decision of the Borough Superintendent re- proposed use of glass panel in elevator cab.

PREMISES AFFECTED—724 Fifth Avenue, west side, 50.5 feet north of West 56th Street, Block 1272, Lot 36, Borough of Manhattan.

APPEARANCES—
For Applicant: Peter C. Hardine.

ACTION OF BOARD—Laid over to September 12, 1978, at 2 P.M., for decision, hearing closed.

331-78-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES: 335 Greenwich Street Corporation.

SUBJECT—Application May 4, 1978—for Modification of Certificate of Occupancy #17251 re- sprinkler system.

PREMISES AFFECTED—335 Greenwich Street, 15 feet south of Jay Street (a.k.a. 20-24 Jay Street), Block 143. Lot 21, Borough of Manhattan.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, F. D.

ACTION OF BOARD—Laid over to September 19, 1978, at 2 P.M., for hearing, additional information to be submitted.

Adjourned: 5:40 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTIONS

CORRECTIONS*

The Board of Standards and Appeals hereby corrects the resolution adopted June 6, 1978 under Calendar Number 672-77-SA, and published in Bulletin No. 24, Volume LXIII, to read as follows:

672-77-SA

APPLICANT—Pyrotronics, A Division of Baker Industries, owner.

SUBJECT—Application October 25, 1977—Pyr-A-Lon 1301 Model Nos. [HCU-125] *H-125* and [HCU-250] *H-250.*

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
672-77-SA: Pyrotronics, A Division of Baker Industries, Cedar Knolls, New Jersey, filed for approval of the Pyr-A-Lon 1301 Halon 1301 Fire Extinguishing System with [HCU-125] *H-125* and [HCU-250] *H-250* cylinders, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Halon fire extinguishing system.

DESCRIPTION: The extinguishing system uses Halon 1301 as the extinguishing agent. It provides automatic total flooding of Class A, B, and C fires. The two cylinder sizes available are 125 pounds and [150] *250* pounds, maximum capacity. Two types of nozzles, 180° and 360°, are used. Automatic actuation by ionization smoke detector or thermal detector and manual actuation by mechanical or electrical means can be provided. Available accessories include discharge delay, abort control, and functions performed simultaneously with system actuation, such as closing of doors and dampers, opening and closing of electric circuits, sounding of alarms, lighting of warning or indicating lights, and initiating transmission of central station alarms. Provision is made for interconnected reserve cylinders by the use of shuttle check valves in the system piping.

INSPECTION AND TEST: The extinguishing system has been tested and approved by Underwriters' Laboratories (File EX3140) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATION: The Committee on Test recommends the approval of the Pyr-A-Lon 1301 Fire Extinguishing Systems, with [HCU-125] *H-125* and [HCU-250] *H-250* on the following conditions:

1. All uses, locations, and installations of the equipment shall comply with all applicable requirements of the Building Code of the City of New York, Chapter 19 of the Administrative Code, and Fire Prevention Directive 3-74, with latest revisions.
2. Any abort delay system shall be limited to only smoke detector actuated systems.
3. All manual pull stations shall be provided with an override of the delay system which causes the Halon to dump immediately.
4. The components of the system shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 672-77-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this *appliance* in accordance with the above report.

* Matter in [brackets] is being deleted. Additional corrected material is in *italics.*

PUBLIC NOTICE

Calendar No. 289-78-A which appeared in Bulletin No. 28 dated July 13, 1978 and Bulletin No. 29 dated July 20, 1978 for hearing on September 26, 1978, at 2 P.M., has been changed to September 19, 1978, at 2 P.M.

Calendar No. 329-78-A which appeared in Bulletin No. 29 dated July 20, 1978 for hearing on October 4, 1978, at 2 P.M., has been changed to September 19, 1978, at 2 P.M.

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OF THE CITY OF NEW YORK

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BOARD OF STANDARDS AND APPEALS

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TELEPHONE—566-5174.

NOTICE TO APPLICANTS

89-27-SR

Amendments to the Rules of Procedure

Please be advised that the following changes in the Rules of Procedure of the Board of Standards and Appeals have been proposed and will be considered for adoption at the public hearing of the Board to be held on Tuesday, October 17, 1978, at 2:00 P.M.

ALAN D. GERSHUNY, *Executive Director*

ORDER TO SHOW CAUSE AND PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On August 17, 1978 an Order to Show Cause and Petition was served on the Board by Steven H. Rosen, Esq., attorney for the petitioners Steven Sanders individually and as Assemblyman for the 65th Assembly District, seeking a review of the Board's grant of the application based on an appeal from a decision of the Fire Commissioner re- proposed installation of a 4.8 megawatt fuel cell Demonstrator Electric Generator. Calendar Number 198-78-A, premises affected 813 East 15th Street, north side, 485 feet east of Avenue "C", Block 990, Lot 15, Borough of Manhattan.

CONTENTS

Notice to Applicants.

Order to Show Cause and Petition Served on the Board of Standards and Appeals.

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, September 12, 1978, Affecting Calendar Numbers—

80-38-A	807-52-BZ	8-78-BZ
340-75-A	527-65-BZ	21-78-BZ
131-77-A	237-76-BZ	352-78-BZ
265-77-A	921-77-BZ	360-78-BZ
1845-61-BZ	967-77-BZ	110-78-BZ
342-47-BZ	223-78-A	297-78-BZ
99-52-BZ—Vol. II	492-78-A	

Minutes of Regular Meeting, Tuesday Afternoon, September 12, 1978, Affecting Calendar Numbers—

986-77-A	200-78-A	430-78-A
76-78-A	201-78-A	431-78-A
204-78-A	207-78-A	432-78-A
468-77-A	247-78-A	433-78-A
49-78-A	428-78-A	434-78-A
191-78-A	429-78-A	435-78-A

Correction Affecting Calendar Numbers—620-76-SM, 621-76-SM, 441-78-SA, 442-78-SA, 936-77-BZ, 937-77-A, 245-78-BZ, 1013-66-A, 386-78-A, 505-77-BZ.

Rules of Procedure—89-27-SR.

CALENDAR

DOCKET

New Cases Filed up to April 11, 1978

Cal. No. *Dept.* *Premises Affected*

241-78-BZ—B.Q.—40-09 99th Street, 99-02 Roosevelt Avenue, southeast corner, Block 1608, Lots 1, 8 and 14, Corona, Borough of Queens, Community Board No. **4Q**, Alt. #1037/78. re- Proposed 2nd story enlargement to a factory and storage building, Cont. to Sec. 22-00 and 52-41 Z.R.; enlargement Cont. to Cal. #889-68-BZ.

DOCKET

New Cases Filed up to September 12, 1978

Cal. No. *Dept.* *Premises Affected*

544-78-A—B.S.I.—177 Benedict Road, northeast corner of St. James Avenue, Block 868, Lot 1, Todt Hill, Borough of Staten Island, N.B. #794/78. re- Sec. 36, building not fronting on a legal street, General City Law.

545-78-BZ—B.B.—903 Pine Street, east side, 250 feet north of Cozine Avenue, Block 4547, Lots 49 and 50, Borough of Brooklyn, Community Board **#5BK.**, N.B. #149/78. re- Proposed UG 16, in R4 zone, Cont. to 22-00 Z.R.

546-78-A—B.S.I.—100 Elmbank Street, south side, 150 feet west of Arden Avenue, Block 5407, Lot 13, Annadale, Borough of Staten Island, N.B. #562/78. re- Sec. 36, building not fronting on a legal street, General City Law.

547-78-A—B.S.I.—112 Elmbank Street, south side, 134.70 feet east of Harold Avenue, Block 5407, Lot 8, Annadale, Borough of Staten Island, N.B. #563/78. re- Sec. 36, building not fronting on a legal street, General City Law.

548-78-BZ—B.B.—1745 49th Street, north side, 203.7½ feet east of New Utrecht Road, Block 5449, Lot 54, Borough of Brooklyn, Community Board **#12BK.**, Alt. #684/78. re- Proposed one story enlargement at rear of building, Cont. to Sec. 23-461 Z.R.; rear yard, Cont. to Sec. 23-47 Z.R.

549-78-A—B.B.—3221 Bedford Avenue, southeast corner of Avenue K, Block 7625, Lot 41, Borough of Brooklyn, Alt. #751/78. re- Proposed synagogue in frame building, two story and attic, Cont. to C26-254-0 of Building Code (old).

550-78-BZ—B.S.I.—67 Olympia Boulevard, north side, 230.38 feet west of Piave Avenue, Block 3281, Lot 10, South Beach, Borough of Staten Island, Community Board **#2S.I.**, Alt. #53/78. re- Proposed enlargement to existing building, Cont. to Secs. 11-112, 52-01, 52-22 and 52-61 Z.R.; Bulk parking or loading berths for commercial use in R3-2 Dist.

551-78-BZ—B.Q.—215-11/13 39th Avenue, north side, 60 feet west of 215th Place, Block 6244, Lot 26, Bayside, Borough of Queens, Community Board **#11Q**, Alt. #452/78. re- Proposed enlargement of a building for commercial food and meat market, Cont. to Sec. 22-00 and 52-40 Z.R.; bulk requirements for commercial use in residence district.

552-78-BZ—B.M.—13 West 64th Street, north side, 200 feet west of Central Park West, Block 1117, Lot 24, Borough of Manhattan, Community Board **#7M**, Alt. #984/76. re- Floor area, Cont. to Sec. 54-31 Z.R.; zoning rooms in cellar Cont. to Sec. 54-311 Z.R.

553-78-A—B.M.—13 West 64th Street, north side, 200 feet west of Central Park West, Block 117, Lot 24, Borough of Manhattan, Alt. #984/76. re- Proposed cellar living rooms Cont. to Sec. 216 and 34 MDL.

554-78-BZ—B.M.—15 West 64th Street, north side, 225 feet west of Central Park West, Block 1117, Lot 23, Borough of Manhattan, Community Board **#7M**, Alt. #984/76. re- Floor area, Cont. to Sec. 54-31 Z.R.; zoning rooms in cellar Cont. to Sec. 54-311 Z.R.

555-78-A—B.M.—15 West 64th Street, north side, 225 feet west of Central Park West, Block 1117, Lot 23, Borough of Manhattan, Alt. #983/76. re- Proposed cellar living rooms, Cont. to Sec. 216 and 34 MDL.

556-78-BZ—B.B.—1273/79 77th Street (A/K/A 7630 13th Avenue), northwest corner of 13th Avenue, Block 6232, Lot 46, Borough of Brooklyn, Community Board **#10BK** and **#10B**, Alt. #198/77. re- Eating and drinking establishment to add cabaret, Cont. to Sec. 32-10 Z.R.

557-78-BZ—B.B.—1580/84 McDonald Avenue, west side, 90 feet north of 60th Street, Block 6563, Lot 36, Borough of Brooklyn, Community Board **#12BK**, Alt. #581/78. re- Proposed enlargement of existing garage, used for fuel oil trucks, Cont. to Sec. 52-22 Z.R.

558-78-A—B.S.I.—60 Circle Road, north side, 130 feet east of Benedict Road, Block 2, Lot 867, Todt Hill, Borough of Staten Island, N.B. #252/64. re- Sec. 36, building not fronting on a legal street, General City Law.

559-78-A—F.D.—810 Metropolitan Avenue, southeast corner of Bushwick Avenue, Block 2916, Lots 8 and 12, Borough of Brooklyn, Fire Department letter July 5, 1978, self service gas station.

560-78-SA—"Sliplok Fitting", Models 100, 200 and 300. Rubber gasketed sprinkler system pipe fitting, Manufactured by Michigan Hanger Company. Appliance.

561-78-SA—Wafer Swing Check Valve, 4 inch, Model 102; Air Pressure Maintenance Device, Model A (P/N 39-750), Model A-1 (P/N 39-760); Dry Pipe Valve, 4 inch, Model 39; Adjustable Sprinkler Fitting (Adjustable Drop Nipple) Model 38-390, manufactured by "Automatic" Sprinkler Corporation of America. Appliance.

562-78-SA—"Honeywell Fire and Smoke Detector", Models TC49D/CD100A and TC489A/CD300A, each followed by additional suffix numbers. Manufactured by Honeywell, Inc. Appliance.

563-78-A—B.M.—73 Fifth Avenue, northeast corner of East 15th Street, Block 843, Lot 1, Borough of Manhattan, Alt. #270/78. re- Provide two proper exits from each floor available to both tenants.

564-78-A—B.S.I.—186 Noel Street, south side, 54.46 feet west of Holdridge Avenue, Block 6364, Lot 43, Annadale, Borough of Staten Island, N.B. #118/78. re- Section 36, building not fronting on a legal street, General City Law; Storm water disposal, Local Law #7.

565-78-A—B.S.I.—192 Noel Street, south side, 114.46 feet west of Holdridge Avenue, Block 6364, Lot 40. Annadale, Borough of Staten Island, N.B. #119/78. re- Section 36, Building not fronting on a legal street, General City Law; Storm water disposal, Local Law #7.

CALENDAR

566-78-A—B.S.I.—196 Noel Street, south side, 174.46 feet west of Holdridge Avenue, Block 6364, Lot 37, Annadale, Borough of Staten Island, N.B. #120/78. re- Section 36, building not fronting on a legal street, General City Law; Storm water disposal, Local Law #7.

567-78-A—B.S.I.—204 Noel Street, south side, 246.46 feet west of Holdridge Avenue, Block 6364, Lot 33, Annadale, Borough of Staten Island, N.B. #121/78. re- Section 36, building not fronting on a legal street, General City Law; Storm water disposal, Local Law #7.

568-78-A—B.S.I.—212 Noel Street, south side, 333.69 feet west of Holdridge Avenue, Block 6364, Lot 29, Annadale, Borough of Staten Island, N.B. #122/78. re- Section 36, building not fronting on a legal street, General City Law; Storm water disposal, Local Law #7.

569-78-A—B.S.I.—220 Noel Street, south side, 420.91 feet west of Holdridge Avenue, Block 6364, Lot 25, Annadale, Borough of Staten Island, N.B. #123/78. re- Section 36, building not fronting on a legal street, General City Law; Storm water disposal, Local Law #7.

570-78-A—B.S.I.—230 Noel Street, south side, 503.02 feet west of Holdridge Avenue, Block 6364, Lot 20, Annadale, Borough of Staten Island, N.B. #124/78. re- Section 36, building not fronting on a legal street, General City Law; Storm water disposal, Local Law #7.

571-78-A—B.S.I.—738 Ionia Avenue, southwest corner of Ellsworth Avenue, Block 6834, Lot 33, Princess Bay, Borough of Staten Island, N.B. #270/78. re- Storm water disposal, Local Law #7.

572-78-A—B.S.I.—748 Ionia Avenue, south side, 100.09 feet west of Ellsworth Avenue, Block 6834, Lot 28, Princess Bay, Borough of Staten Island, N.B. #269/78. re- Storm water disposal, Local Law #7.

573-78-A—B.S.I.—785 Edgegrove Avenue, north side, 85.00 feet west of Ellsworth Avenue, Block 6834, Lot 45, Princess Bay, Borough of Staten Island, N.B. #271/78. re- Storm water disposal, Local Law #7.

574-78-A—B.S.I.—119 Elmbank Street, north side, 82.69 feet east of Harold Avenue, Block 5406, Lot 39, Annadale, Borough of Staten Island, N.B. #965/78. re- Section 36, building not fronting on a legal street, General City Law.

575-78-A—B.Bx.—27-30 Bruckner Boulevard, Borough of The Bronx, Building Department Order No. X 18, Interpretation of Adm. Code and Zoning Res. (Sign).

576-78-A—B.Bx.—2717-19 Bruckner Boulevard, Borough of The Bronx, Building Department Order No. X 19, Interpretation of Adm. Code and Zoning Res. (Sign).

577-78-A—B.Q.—25th Street, between 50th and 51st Avenue, Block 104, Lot 17, Astoria, Borough of Queens, Building Department Order #Q33, Interpretation of Adm. Code and Zoning Res. (Sign).

578-78-A—B.Q.—25th Street, between 50th and 51st Avenue, Block 104, Lot 17, Astoria, Borough of Queens, Building Department Order No. Q34, Interpretation of Adm. Code and Zoning Res. (Sign).

579-78-BZ—B.M.—236-238 East 58th Street, south side, 160 feet west of Second Avenue, Block 1331, Lot 31, Borough of Manhattan, Community Board **#6M**, Alt. #1052/77. re- Change in use in cellar and first floor from UG-2 to UG-6 in R-8 zone, Cont. to Sec. 22-00 Z.R.

580-78-A—F.D.—766 Southern Boulevard, southeast corner of 156th Street, Block 2729, Lot 50, Borough of The Bronx, Fire Department letter #E-545599, re- Self service gas station.

581-78-A—F.D.—370 Grand Concourse, east side, 119.90 feet south of East 144th Street, Block 2341, Lot 47, Borough of The Bronx, Fire Department letter #E-234020, re- Self service gas station.

582-78-A—B.B.—180 South 5th Place, Block 2446, Lot 80, Borough of Brooklyn. Building Department Order #K-6, Interpretation of Adm. Code and Zoning Res. (Sign).

583-78-A—B.B.—369 Park Avenue, Block 1880, Lot 1, Borough of Brooklyn, Building Department Order #K-32, Interpretation of Adm. Code and Zoning Res. (Sign).

584-78-A—B.B.—100 Grand Avenue, Block 1892, Lot 61, Borough of Brooklyn, Building Department Order #K-33, Interpretation of Adm. Code and Zoning Res. (Sign).

585-78-A—B.B.—88 Furman Street, Block 199, Lot 25, Borough of Brooklyn, Building Department Order #K-49, Interpretation of Adm. Code and Zoning Res. (Sign).

586-78-A—B.B.—806 Third Avenue, Block 659, Lot 79, Borough of Brooklyn, Building Department Order #K-56, Interpretation of Adm. Code and Zoning Res. (Sign).

587-78-A—B.B.—806 Third Avenue, Block 659, Lot 79, Borough of Brooklyn, Building Department Order #K-57, Interpretation of Adm. Code and Zoning Res. (Sign).

588-78-A—B.B.—4924 Third Avenue, Block 781, Lot 49, Borough of Brooklyn, Building Department Order #K-62, Interpretation of Adm. Code and Zoning Res. (Sign).

589-78-A—B.B.—605 65th Street, Block 5821, Lot 1, Borough of Brooklyn, Building Department Order #K-66, Interpretation of Adm. Code and Zoning Res. (Sign).

590-78-A—B.B.—597 3rd Avenue, Block 1051, Lot 3, Borough of Brooklyn, Building Department Order #K-85, Interpretation of Adm. Code and Zoning Res. (Sign).

591-78-A—B.B.—586 3rd Avenue, Block 1045, Lot 42, Borough of Brooklyn, Building Department Order #K-86, Interpretation of Adm. Code and Zoning Res. (Sign).

592-78-A—B.B.—669 Henry Street, Block 373, Lot 2, Borough of Brooklyn, Building Department Order #K-90, Interpretation of Adm. Code and Zoning Res. (Sign).

593-78-A—B.M.—631-9 West 46th Street, Block 1094, Lot 12, Borough of Manhattan, Building Department Order #M-20A, Interpretation of Adm. Code and Zoning Res. (Sign).

594-78-A—B.M.—28 Market Street, Borough of Manhattan, Building Department Order #M-69, Interpretation of Adm. Code and Zoning Res. (Sign).

595-78-A—B.M.—28 Market Street, Borough of Manhattan, Building Department Order #M-70, Interpretation of Adm. Code and Zoning Res. (Sign).

CALENDAR

596-78-A—B.Q.—22-15 43rd Avenue, Block 426, Lot 1, Long Island City, Borough of Queens, Building Department Order #Q-7, Interpretation of Adm. Code and Zoning Res. (Sign).

597-78-A—B.Q.—49-62 Van Dam Street, Block 288, Lot 1, Long Island City, Borough of Queens, Building Department Order #Q-19, Interpretation of Adm. Code and Zoning Res. (Sign).

598-78-A—B.Q.—49-62 Van Dam Street, Block 288, Lot 1, Long Island City, Borough of Queens, Building Department Order #Q-23, Interpretation of Adm. Code and Zoning Res. (Sign).

599-78-A—B.Q.—51-06 Vernon Boulevard, Block 34, Lot 48, Long Island City, Borough of Queens, Building Department Order #Q-50, Interpretation of Adm. Code and Zoning Res. (Sign).

600-78-A—B.Q.—Long Island Expressway at 58th Avenue, Elmhurst, Borough of Queens, Building Department Order #Q-64, Interpretation of Adm. Code and Zoning Res. (Sign).

601-78-A—B.Q.—Atlantic Avenue at Van Wyck Expressway, Block 1034, Lots 141-366, Jamaica, Borough of Queens, Building Department Order #Q-71, Interpretation of Adm. Code and Zoning Res. (Sign).

602-78-A—B.Q.—Brooklyn Queens Expressway at Queens Boulevard, Woodside, Borough of Queens, Building Department Order #Q-100, Interpretation of Adm. Code and Zoning Res. (Sign).

603-78-A—B.Q.—Laurel Hill Boulevard and 58th Lane, Block 2343, Lot 25, Woodside, Borough of Queens, Building Department Order #Q-101, Interpretation of Adm. Code and Zoning Res. (Sign).

604-78-A—B.Q.—Laurel Hill Boulevard and 58th Street, Block 2343, Lot 25, Woodside, Borough of Queens, Building Department Order #Q-102, Interpretation of Adm. Code and Zoning Res. (Sign).

605-78-A—B.Bx.—130 Willis Avenue, Block 2278, Lot 8, Borough of the Bronx, Building Department Order #X-48, Interpretation of Adm. Code and Zoning Res. (Sign).

606-78-A—B.Bx.—120 East 144th Street, Borough of the Bronx, Building Department Order #X-42, Interpretation of Adm. Code and Zoning Res. (Sign).

607-78-A—B.Q.—50-25 34th Street, Long Island City, Borough of Queens, Building Department Order #Q-126, Interpretation of Adm. Code and Zoning Res. (Sign).

608—78-A—B.B.—84 Wither Street, Block 2742, Lot 15, Borough of Brooklyn, Building Department Order #K-24, Interpretation of Adm. Code and Zoning Res. (Sign).

609-78-A—B.B.—120 Hamilton Avenue, Block 504, Borough of Brooklyn, Building Department Order #K-51, Interpretation of Adm. Code and Zoning Res. (Sign).

610-78-A—B.M.—305 East 61st Street, Block 1436, Lot 5, Borough of Manhattan, Building Department Order #M-41, Interpretation of Adm. Code and Zoning Res. (Sign).

611-78-A—B.Q.—28-02 Skilman Avenue, Block 272, Lot 1, Long Island City, Borough of Queens, Building Department Order #Q-17, Interpretation of Adm. Code and Zoning Res. (Sign).

612-78-A—B.Q.—93-30 Van Wyck Expressway, Block 9375, Lot 215, Richmond Hill, Borough of Queens, Building Department Order #Q-69, Interpretation of Adm. Code and Zoning Res. (Sign).

613-78-A—B.Q.—93-30 Van Wyck Expressway, Block 9375, Lot 215, Richmond Hill, Borough of Queens, Building Department Order #Q-70, Interpretation of Adm. Code and Zoning Res. (Sign).

614-78-A—B.Q.—155-06 South Conduit Avenue, Block 15009, Lot 51, Springfield Gardens, Borough of Queens, Building Department Order #Q-73, Interpretation of Adm. Code and Zoning Res. (Sign).

615-78-A—B.Q.—155-06 South Conduit Avenue, Block 15008, Lot 33, Springfield Gardens, Borough of Queens, Building Department Order #Q-74, Interpretation of Adm. Code and Zoning Res. (Sign).

616-78-A—B.Q.—32-05 College Point Boulevard and Whitestone Expressway, Block 4942, Lot 57, Flushing, Borough of Queens, Building Department Order #Q-75, Interpretation of Adm. Code and Zoning Res. (Sign).

617-78-A—B.Q.—127-28 Northern Boulevard, Block 1829, Lot 19, Flushing, Borough of Queens, Building Department Order #Q-77, Interpretation of Adm. Code and Zoning Res. (Sign).

618-78-A—B.Q.—127-28 Northern Boulevard, Block 1829, Lot 19, Flushing, Borough of Queens, Building Department Order #Q78, Interpretation of Adm. Code and Zoning Res. (Sign).

619-78-A—B.B.—30 Prince Street, Block 122, Lot 10, Borough of Brooklyn, Building Department Order #K37, Interpretation of Adm. Code and Zoning Res. (Sign).

620-78-A—B.B.—41-59 Washington Street, Block 30, Lot 1, Borough of Brooklyn, Building Department Order #K44, Interpretation of Adm. Code and Zoning Res. (Sign).

621-78-A—B.B.—17-19 Richards Street, Block 505, Lot 1, Borough of Brooklyn, Building Department Order #K50, Interpretation of Adm. Code and Zoning Res. (Sign).

622-78-A—B.Bx.—4077 Park Avenue, Block 2899, Lot 58, Borough of The Bronx, Building Department Order #X31, Interpretation of Adm. Code and Zoning Res. (Sign).

623-78-A—B.Bx.—4077 Park Avenue, Block 2899, Lot 58, Borough of The Bronx, Building Department Order #X32, Interpretation of Adm. Code and Zoning Res. (Sign).

624-78-A—B.Bx.—Cross Bronx Expressway/Anthony Avenue (vacant lot) Borough of The Bronx, Building Department #X33, Interpretation of Adm. Code and Zoning Res. (Sign).

625-78-A—B.M.—830 12th Avenue, Borough of Manhattan, Building Department Order #M25, Interpretation of Adm. Code and Zoning Res. (Sign).

626-78-A—B.M.—830 12th Avenue, Borough of Manhattan, Building Department Order #M25, Interpretation of Adm. Code and Zoning Res. (Sign).

CALENDAR

627-78-A—B.Q.—50-22 23rd Street, Block 70, Lot 29, Long Island City, Borough of Queens, Building Department Order #Q27, Interpretation of Adm. Code and Zoning Res. (Sign).

628-78-A—B.Q.—50-22 23rd Street, Block 70, Lot 29, Long Island City, Borough of Queens, Building Department Order #Q28, Interpretation of Adm. Code and Zoning Res. (Sign).

629-78-A—B.Q.—131-31-33 Avery Avenue, Flushing, Borough of Queens, Building Department Order #Q28, Interpretation of Adm. Code and Zoning Res. (Sign).

630-78-BZ—B.Q.—80-22 Caldwell Avenue, southeast corner of 80th Street, Blocks 2919, 2920, 2921, Lots 38, 42, 47, 48, 49, 50, 51, 31, 40 and 142, Elmhurst, Borough of Queens, Community Board **#5Q**, Building Department Alt. #463-78 re- proposed accessory parking and accessory storage of trucks, contrary to Sec. 22-00, 52-40 and of the Z.R.

631-78-A—B.M.—125 Canal Street, Block 303, Lot 35, Borough of Manhattan, Building Department Order #M57, Interpretation of Adm. Code and Zoning Res. (Sign).

632-78-A—B.Q.—54-44 74th Street, Block 2805, Lot 151, Maspeth, Borough of Queens, Building Department Order #Q61, Interpretation of Adm. Code and Zoning Res. (Sign).

633-78-A—B.Q.—54-44 74th Street, Block 2805, Lot 142, Maspeth, Borough of Queens, Building Department Order #Q62, Interpretation of Adm. Code and Zoning Res. (Sign).

634-78-A—B.Q.—91-19 Queens Boulevard, Block 1861, Lot 10, Elmhurst, Borough of Queens, Building Department Order #Q66, Interpretation of Adm. Code and Zoning Res. (Sign).

635-78-A—B.Q.—126-02 Northern Boulevard, Block 1820, Lot 1, Flushing, Borough of Queens, Building Department Order #Q76, Interpretation of Adm. Code and Zoning Res. (Sign).

636-78-A—B.Q.—129-02 Northern Boulevard, Block 4963, Lot 221, Flushing, Borough of Queens, Building Department Order #Q80, Interpretation of Adm. Code and Zoning Res. (Sign).

637-78-A—B.Bx.—500 East 134th Street, Block 2261, Lot 5, Borough of The Bronx, Building Department Order #X49, Interpretation of Adm. Code and Zoning Res. (Sign).

638-78-BZ—B.M.—300 West 58th Street, southwest corner of Eighth Avenue, Block 1048, Lot 36, Borough of Manhattan, Community Board **#4M**, Building Department, Alt. #708-78. re- Proposed use of fourth floor for physical cultural establishment, contrary to Sections 32-18 and 96-524 of Z.R.

639-78-BZ—B.Q.—24-44/46 Francis Lewis Boulevard, southwest corner of 24th Road, Block 4899, Lot 34, Bayside, Borough of Queens, Community Board **#7Q**, Building Department, Alt. 717-78. re- Proposed extension of a commercial use contrary to Secs. 22-00 and 52-22 of the Z.R.

640-78-SM—Fernco Compression Donuts and Flexible Couplings, manufactured by Fernco Joint Sealer Company. Material.

641-78-BZ—B.M.—1181 Broadway, southwest corner of West 28th Street, Block 829, Lot 57, Borough of Manhattan, Community Board **#5M**, Building Department, Alt. #435-78. re- Proposed residence bldg. is not permitted as of right, contrary to Sec. 42-00 S.R.

642-78-A—B.M.—1181 Broadway, southwest corner of West 28th Street, Block 829, Lot 57, Borough of Manhattan, Alt. #435-78. re- Proposed 11 story F.P. M.D. does not have two fire stairs. Cont. to Sec. 102 M.D.L.

643-78-A—B.S.I.—14 Montreal Avenue, 146.70 feet south of Clarke Avenue, Block 4470, Lot 58, Oakwood, Borough of Staten Island, N.B. #981-77. re- Building not fronting on legal street, General City Law, Section 36, Article 3.

644-78-A—B.S.I.—55 Colon Street, northeast corner of Billiou Street, Block 6561, Lot 80, Huguenot, Borough of Staten Island, N.B. #966-78. re- Building not fronting on legal street, General City Law, Section 36, Article 3.

645-78-BZ—B.B.—2250 Flatbush Avenue, west side, 180 feet north of Fillmore Avenue, Block 8486, Lot 61, Borough of Brooklyn, Community Board **#18BK.**, ES #'s 401, 402, 403, 404 and 405-78. re- Aggregate area of 5 proposed signs totals 287 sq. ft. Cont. to Sec. 32-643 Z.R. and height of sign Cont. 32-655 Z.R.

646-78-BZ—B.B.—3525 Fort Hamilton Parkway, southeast corner of 36th Street, Block 5302, Lot 6 and Pt. of 1, Borough of Brooklyn, Community Board **#10BK.**, Alt. #686-78. re- Proposed accessory parking contrary to Section 22-00 Z.R.

647-78-BZ—B.Bx.—1696 Banyer Place and 945 Croes Avenue, southwest corner, Block 3660, Lot 27, Borough of The Bronx, Community Board **#9BX.**, Alt. #10-77. re- Proposed use of commercial vehicle storage and public parking lot contrary to Section 22-10 Z.R.

648-78-A—B.B.—2647 Stillwell Avenue, Borough of Brooklyn, Building Department Order #K64, Interpretation of Adm. Code and Zoning Res. (Sign).

649-78-A—B.B.—2647 Stillwell Avenue, Borough of Brooklyn, Building Department Order #K68, Interpretation of Adm. Code and Zoning Res. (Sign).

650-78-A—B.M.—87 South Street, Borough of Manhattan, Building Department Order #M1, Interpretation of Adm. Code and Zoning Res. (Sign).

651-78-A—B.M.—2350 12th Avenue, Borough of Manhattan, Building Department Order #M32, Interpretation of Adm. Code and Zoning Res. (Sign).

652-78-A—B.Q.—21st Street and 50th Avenue, Long Island City, Borough of Queens, Building Department Order #Q44, Interpretation of Adm. Code and Zoning Res. (Sign).

653-78-A—B.Q.—Queens Midtown Tunnel, 21st and 50th Avenue, Long Island City, Borough of Queens, Building Department Order #Q45, Interpretation of Adm. Code and Zoning Res. (Sign).

654-78-A—B.Q.—Corner of Vernon Boulevard and Borden Avenue, Long Island City, Borough of Queens, Building Department Order #Q48, Interpretation of Adm. Code and Zoning Res. (Sign).

655-78-A—B.Q.—51-10 Vernon Boulevard, Block 34, Lot 49, Long Island City, Borough of Queens, Building Department Order #49, Interpretation of Adm. Code and Zoning Res. (Sign).

656-78-A—A—B.M.—54-54 43rd Street, Block 2517, Lot 6, Borough of Manhattan, Building Department Order

CALENDAR

#Q53, Interpretation of Adm. Code and Zoning Res. (Sign).

657-78-A—B.M.—54-54 43rd Street, Block 2517, Lot 6, Borough of Manhattan, Building Department Order #Q-54, Interpretation of Adm. Code and Zoning Res. (Sign).

658-78-A—B.Q.—LIE-LIRR and 86th Street, Elmhurst, Borough of Queens, Building Department Order #Q-65, Interpretation of Adm. Code and Zoning Res. (Sign).

659-78-A—B.Q.—Sanford and Maple—Van Wyck Expressway, Flushing, Borough of Queens, Building Department Order #Q-81, Interpretation of Adm. Code and Zoning Res. (Sign).

660-78-A—B.M.—25-21 23rd Street, Block 872, Lot 36, Borough of Manhattan, Building Department Order #Q-93, Interpretation of Adm. Code and Zoning Res. (Sign).

661-78-A—B.M.—25-21 23rd Street, Block 861, Lot 44, Borough of Manhattan, Building Department Order #Q-92, Interpretation of Adm. Code and Zoning Res. (Sign).

662-78-A—B.Q.—4902 21st Street, Block 62, Lot 30, Long Island City, Borough of Queens, Building Department Order #Q-139, Interpretation of Adm. Code and Zoning Res. (Sign).

663-78-A—B.Bx.—656 East 133rd Street, Block 2546, Lot 52, Borough of The Bronx, Building Department Order #X-1, Interpretation of Adm. Code and Zoning Res. (Sign).

664-78-A—B.Bx.—380 Southern Boulevard, Block 2599, Lot 5, Borough of The Bronx, Building Department Order #X-11, Interpretation of Adm. Code and Zoning Res. (Sign).

665-78-A—B.Bx.—380 Southern Boulevard, Block 2599, Lot 5, Borough of The Bronx, Building Department Order #X-11, Interpretation of Adm. Code and Zoning Res. (Sign).

666-78-A—B.Bx.—1886 Cedar Avenue, Borough of The Bronx, Building Department Order #X-36, Interpretation of Adm. Code and Zoning Res. (Sign).

667-78-A—B.Bx.—355 Deegan Boulevard, Borough of The Bronx, Building Department Order #X-40, Interpretation of Adm. Code and Zoning Res. (Sign).

668-78-A—B.Bx.—355 Deegan Boulevard, Borough of The Bronx, Building Department Order #X-40, Interpretation of Adm. Code and Zoning Res. (Sign).

669-78-A—B.Bx.—344 East 134th Street, Borough of The Bronx, Building Department Order #47, Interpretation of Adm. Code and Zoning Res. (Sign).

670-78-A—B.Bx.—1900 Longfellow Avenue, Borough of The Bronx, Building Department Order (non assigned), Interpretation of Adm. Code and Zoning Res. (Sign).

671-78-A—MEA 52/78 re- appeal from a decision of the Borough Superintendent (Material and Equipment Acceptance Division)—Tests indicates asbestos sheets impregnated with chlorinated rubber, smoked and charred during test.

672-78-A—F.D.—27-39 West 52nd Street, north side, 300 feet east of Sixth Avenue, Block 1268, Lot 15, Borough of Manhattan re- Modification of Certificate of Occupancy #77679.

673-78-BZ—B.S.I.—55 Koch Boulevard, northwest corner of Retford Avenue, Block 5333, Lot 36, Eltingville, Borough of Staten Island, Community Board #3S.I. N.B. #847-78 re- Proposed one family dwelling on lot less than 5700 square feet in area and proposed lot area per dwelling unit of less than 5700 square feet and proposed front yard less than 15 feet—0 inches, contrary to Sections 107-42, 23-221, 107-461 and 23-65 of Z.R.

674-78-BZ—B.S.I.—65 Koch Boulevard, northwest corner of Preston Avenue, Block 5333, Lot 42, Eltingville, Borough of Staten Island. Community Board #3S.I. N.B. #848-78. re- Proposed one family dwelling on lot less than 5700 square feet in area and proposed lot area per dwelling unit of less than 5700 square feet, contrary to Sections 107-42 and 23-221 of Z.R.

675-78-BZ—B.Q.—194-57/59 Murdock Avenue and 113-40/42 196th Street, northwest corner of 196th Street, St. Albans, Borough of Queens, Community Board #12Q Alt. #446-78, re- Proposed enlargement without front yard, side yard and no accessory off street parking provided, contrary to Sections 24-31, 24-35 and 25-31 of the Z.R.

676-78-BZ—B.M.—241-245 West 36th Street, north side, 421.5 feet west of Seventh Avenue, Block 786, Lot 20, Borough of Manhattan, Community Board #5M. Alt. #620/78. re- Proposed res. bldg. (UG2) in M1-2 dist., Cont. to Sec. 42-00 Z.R., no bulk or parking regulations for res. bldgs.

677-78-A—Bx.—2135 Williamsbridge Road, west side, 212.5 feet south of Pelham Parkway South, Block 4332, Lot 14, Borough of The Bronx. re- N.B. #23/77, Alt. #103/77—proposed subdivision of zoning lot.

678-78-A—F.D.—Packaging of an inflammable mixture known as "Abitibi #600 Panel Pro Panel and Construction Adhesive", in 11 fl. oz. Standard Foil Lined, not reusable foil wrapped cartridge, not in compliance with the Administrative Code.

679-78-A—B.M.—686-690 Greenwich Street, west side, 19 feet north of Christopher Street, Block 630, Lot 21, Borough of Manhattan, Alt. #943/77. re- Proposed reconversion of bldg. bach to OLT, Cont. to Sec. 9(6) M.D.L., since building was extended at rear under Alt. #451/06.

680-78-BZ—B.B.—268 Brooklyn Avenue, 938 Lincoln Place, southwest corner, Block 1263, Lot 32, Borough of Brooklyn, Community Board #8BK., Alt. #681/78. re- Proposed change of use from 5 car garage UG-2, to funeral establishment UG-7 in R-6 zone, Cont. to Sec. 52-00 and 22-00 Z.R.

681-78-A—B.S.I.—2040 Victory Boulevard, southwest corner of Wheeler Avenue, Block 724, Lot 10, Meiers Corner, Borough of Staten Island, N.B. #523/78. re- storm water disposal (Local Law #7).

682-78-A—B.Q.—49-62 Van Dam Street, Block 288, Lot 1, Long Island City, Borough of Queens, Building Department Order Q-164, Interpretation of Adm. Code and Zoning Res. (Sign).

683-78-A—B.Q.—47-10 Laurel Hill Boulevard, Block 2305, Lot 22, Woodside. Borough of Queens, Building

CALENDAR

Department Order #Q-188, Interpretation of Adm. Code and Zoning Res. (Sign).

684-78-A—B.Q.—47-10 Laurel Hill Boulevard, Block 2305, Lot 22, Woodside, Borough of Queens, Building Department Order #Q-189, Interpretation of Adm. Code and Zoning Res. (Sign).

685-78-BZ—B.Q.—214-02 24th Avenue, southeast corner of Bell Boulevard, Block 6001, Lot 55, Bayside, Borough of Queens, Community Board **#11Q,** Alt. #703/78. re- Proposed medical offices in R-2 Dist. Cont. to Sec. 22-14 Z.R.

686-78-A—B.Q.—214-02 24th Avenue, southeast corner of Bell Boulevard, Block 6001, Lot 55, Bayside, Borough of Queens, Alt. #703/78. re- Conversion of Class 4 bldg. from dwelling and doctor's office to community facility Cont. to C26-254.0.

687-78-A—B.S.I.—798 Pelton Avenue, west side, 54.86 feet south of Berwick Place, Block 295, Lot 84, West New Brighton, Borough of Staten Island, N.B. #1054/78. re- Sec. 36, building not fronting on a legal street, General City Law.

688-78-A—B.S.I.—802 Pelton Avenue, west side, 96.31 feet south of Berwick Place, Block 295, Lot 86, West New Brighton, Borough of Staten Island, N.B. #1055/78. re- Sec. 36, building not fronting on a legal street, General City Law.

689-78-A—B.S.I.—806 Pelton Avenue, west side, 137.76 feet south of Berwick Place, Block 295, Lot 88, West New Brighton, Borough of Staten Island, N.B. #1056/78. re- Sec. 36, building not fronting on a legal street, General City Law.

690-78-A—B.Q.—221-21 Corbett Road, north side, 556 feet north of 37th Avenue, Block 6185, Lot 1, Bayside, Borough of Queens, N.B. #60/78. re- storm water disposal (Local Law #7).

691-78-A—F.D.—144-10/30 Hillside Avenue, southeast corner of 144th Street, Block 9689, Lot 8, Jamaica, Borough of Queens, Fire Department letter #E-533738, self service gasoline station.

692-78-A—F.D.—589-599 East New York Avenue, 548-554 Lefferts Avenue, southwest corner, Block 1332, Lot 38, Borough of Brooklyn, Fire Department order #018-8. re- Sprinkler system.

693-78-BZ—B.M.—154-160 11th Avenue, southeast corner of West 22nd Street, Block 693, Lot 64, Borough of Manhattan, Community Board **#4M,** Alt. #627/78. re- Proposed residence building (UG-2) in M1-5 dist., Cont. to Sec. 42-00 Z.R.

694-78-A—B.M.—154-160 11th Avenue, southeast corner of West 22nd Street, Block 693, Lot 64, Borough of Manhattan, Alt. #627/78. re- Proposed enlargement of building, Cont. to Sec. 277 MDL.

695-78-BZ—B.M.—341 West 11th Street, 721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan, Community Board **#2M,** Alt. #640/78. re- Proposed res. bldg. (UG-2) in C8-4 dist. Cont. to Sec. 32-11 Z.R. (no bulk or parking regulations for res. bldg.); New basement and penthouse story, Cont. to Sec. 52-22 Z.R.

696-78-A—B.M.—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan, Alt. #640/78. re- New basement and penthouse, Cont. to Sec. 277(7) MDL; exceeds 7 stories; inner court; basement living rooms.

697-78-BZ—B.M.—124-132 Jane Street, south side, 120 feet west of Washington Street, Block 641, Lots 10 and 13, Borough of Manhattan, Alt. #630/78, Community Board **#2M,** re- Proposed res. bldg. (UG-2) in M1-5 dist. Cont. to Sec. 42-00 Z.R. (no bulk or parking regulations for res. bldg.)

698-78-A—B.M.—124-132 Jane Street, south side, 120 feet west of Washington Street, Block 641, Lots 10 and 13, Borough of Manhattan, Alt. #630/78. re- rear yard, Cont. to Sec. 277 (7) MDL; windows, rear lot line.

699-78-A—B.Bx.—1659 Zerega Avenue, south side, 22.57 feet east of Maclay Avenue, Block 3991, Lot 75, Borough of The Bronx, Alt. #141/78. re- Frame building to be used as a school, Cont to Sec. C26.248.0; school and convent; live load of 100 PSF per sec. C26-344.0.

700-78-BZ—B.M.—1006/1020 First Avenue, 400/408 East 56th Street, southeast corner, and 404/409 East 55th Street, Block 1367, Lots 1 and 10, Borough of Manhattan, Community Board **#6M,** Alt. #431/78. re- Proposed enlargement of existing building, Cont. to Sec. 54-31 Z.R.

701-78-BZ—B.B.—1847-1887 Rockaway Parkway, southeast corner of Avenue M, Block 8281, Lots 22, 24, 66 and 67, Borough of Brooklyn, Community Board **#18BK,** Alt. #705/78. re- Proposed extension of supermarket UG-6, in R5 dist., Cont. to Sec. 22-10 Z.R. (No parking regulations for extension in an R5 dist.)

702-78-BZ—B.M.—1-6 State Street, 34-50 Whitehall Street, northwest corner, 20-22 Pearl Street, Block 9, Lots 1 and 23, Borough of Manhattan, Community Board **#1M,** N.B. #34/68. re- Proposed elimination of mechanical equipment space on 32nd Fl., to tenant space, increases F.A.R. in excess of that permitted for building under Sec. 33-122 for a C5-5CR Z.R.

703-78-BZ—B.M.—1474-78 Third Avenue, west side, 51 feet north of 83rd Street, Block 1512, Lot 35, Borough of Manhattan, Community Board **#8M,** Alt. #507/78. re- Proposed enlargement Cont. to Sec. 52-41 Z.R.; structural alteration Cont. to Sec. 52-22 Z.R.; existing nonconforming use has been discontinued for more than two years.

704-78-BZ—B.Q.—57-10 Main Street, southwest corner of Booth Memorial Avenue, Block 6375, Lot 9, Flushing, Borough of Queens, Community Board **#7Q,** Alt. #704/78. re- Enlargement of Carvel Store UG-6 in Res. R4 zone, Cont. to Sec. 22-00 Z.R.

705-78-A—B.Q.—33-81 163rd Street, northeast corner of 35th Avenue, Block 5248, Lot 1, Flushing, Borough of Queens. Revocation of Certificate of Occupancy **#Q192060.**

706-78-A—F.D.—Packaging of flammable mixture known as "Heet", in 12 fl. oz. plastic with Snap-on lid with foil seal, not in compliance with the Administrative Code.

707-78-BZ—B.B.—1616 Avenue M, south side, 59.3 feet west of East 17th Street, Block 6745, Lot 7, Borough of Brooklyn, Community Board **#15BK,** Alt. #730/78. re- Proposed one story enlargement of existing building in a C2-3 dist. in a R6 dist., Cont. to Sec. 54-31 Z.R.

708-78-BZ—B.M.—340-346 East 96th Street, 1847-1855 First Avenue, southeast corner, Block 1558, Lot 26, Borough of Manhattan, Community Board **#8M,** Alt.

CALENDAR

#802/78. re- Increasing the number of gas pumps, Cont. to Sec. 52-41 Z.R.; Structural alteration Cont. to Sec. 52-22 Z.R.

709-78-**BZ**—B.B.—1849 Bath Avenue, northeast corner of Bay 20th Street, Block 6405, Lot 1 (tentative), Borough of Brooklyn, Community Board #**11BK.**, Alt. #779/78. re- Proposed accessory parking for 49 cars accessory to catering establishment located at 1933 Bath Ave., Cont. to Sec. 22-10 Z.R.

710-78-**SM**—Gruvlok Products, series 7000, piping system, manufactured by ITT Grinnell Corporation. Material.

711-78-**BZ**—B.S.I.—22 Bay Terrace, southwest corner of Amboy Road, Block 5090, Lot 35, Great Kills, Borough of Staten Island, Community Board #**3S.I.**, Alt. #30/78. re- Change of occupancy of cellar medical offices to apts., Cont. to Sec. 23-141 Z.R.; lot area per room of less 375 sq. ft., Cont to Sec. 23-222 Z.R.

712-78-**A**—B.S.I.—712 Laconia Avenue, southeast corner of Adams Avenue, Block 3684, Lot 25, Grant City, Borough of Staten Island, N.B. #713/77. Storm water disposal (Local Law #7).

713-78-**A**—B.S.I.—716 Laconia Avenue, east side, 28.47′ south of Adams Avenue, Block 3684, Lot 24, Grant City, Borough of Staten Island, N.B. #714/77. re-Storm water disposal (Local Law #7).

714-78-**A**—B.S.I.—720 Laconia Avenue, east side, 56.91′ south of Adams Avenue, Block 3684, Lot 23, Grant City, Borough of Staten Island, N.B. #715/77. re-Storm water disposal (Local Law #7).

715-78-**A**—B.S.I.—724 Laconia Avenue, east side, 83.35′ south of Adams Avenue, Block 3684, Lot 22, Grant City, Borough of Staten Island, N.B. #716/77. re-Storm water disposal (Local Law #7).

716-78-**A**—B.S.I.—350 Adams Avenue, south side, 105.79′ east of Laconia Avenue, Block 3684, Lot 26, Grant City, Borough of Staten Island, N.B. #717/77. re-Storm water disposal (Local Law #7).

717-78-**A**—B.S.I.—352 Laconia Avenue, south side, 131.29′ east of Adams Avenue, Block 3684, Lot 27, Grant City, Borough of Staten Island, N.B. #718/77. re-Storm water disposal (Local Law #7).

718-78-**A**—B.S.I.—356 Adams Avenue, south side, 156.79′ east of Laconia Avenue, Block 3684, Lot 28, Grant City, Borough of Staten Island, N.B. #719/77. re-Storm water disposal (Local Law #7).

719-78-**A**—B.S.I.—358 Adams Avenue, south side, 182.29′ east of Laconia Avenue, Block 3684, Lot 29, Grant City, Borough of Staten Island, N.B. #720/77. re-Storm water disposal (Local Law #7).

720-78-**A**—B.S.I.—362 Adams Avenue, south side, 207.79′ east of Laconia Avenue, Block 3684, Lot 31, Grant City, Borough of Staten Island, N.B. #721/77. re-Storm water disposal (Local Law #7).

721-78-**A**—B.S.I.—364 Laconia Avenue, south side, 233.29′ east of Adams Avenue, Block 3684, Lot 33, Grant City, Borough of Staten Island, N.B. #722/77. re-Storm water disposal (Local Law #7).

722-78-**A**—B.S.I.—368 Adams Avenue, south side, 258.79′ east of Adams Avenue, Block 3684, Lot 35, Grant City, Borough of Staten Island, N.B. #723/77. re- Storm water disposal (Local Law #7).

723-78-**A**—B.S.I.—370 Adams Avenue, south side, 284.29′ east of Laconia Avenue, Block 3684, Lot 37, Grant City, Borough of Staten Island, N.B. #724/77. re-Storm water disposal (Local Law #7).

724-78-**BZ**—B.B.—1702-1710 Sheepshead Bay Road, 1620-1630 Voorhies Avenue, southwest corner, Block 8770, Lot 9, Borough of Brooklyn, Community Board #**15BK.**, Alt. #392/78. re-Proposed change of use to eating and drinking place without restrictions on entertainment or dancing, Cont. to Sec. 32-21 ZR.

725-78-**A**—F.D.—920 East 132nd Street, south side, opposite Locust Avenue, Block 2583, Lot 50 (tentative), Borough of the Bronx. Fire Department Orders 0635, 5523, 5524 and 5525. re- Wholesale drug and chemical supply warehouse.

726-78-**A**—B.B.—920 East 132nd Street, south side, opposite Locust Avenue, Block 2583, Lot 50, Borough of the Bronx, Alt. #276/77. re- Proposed alteration of existing structure to high hazard occupancy, not in accordance with tables 4-1 and 4-2 of New Bldg. Code, and sub-artice 701.00 of the Adm. Code.

727-78-**A**—F.D.—95-26/30 Sutphin Boulevard, west side, 150 feet north of 97th Avenue, Block 10026, Lots 14 and 15, Jamaica, Borough of Queens, letter dated August 31, 1978, modification of certificate of occupancy #171213, sprinkler system.

728-78-**A**—F.D.—2101/11 Broadway, south side, 180 west of West 72nd Street, Block 1165, Lot 20, Borough of Manhattan. Letter dated August 31, 1978, Modify Certificate of Occupancy #78424, sprinkler system.

729-78-**BZ**—B.S.I.—198 Douglas Road, west side, 185 feet south of Private Road, Block 829, Lot 8, Emerson Hill, Borough of Staten Island, Community Board #**2S.I.**, Alt. #215/77. re- Proposed enlargement and enclosure of existing open porch for one family dwelling, Cont. to Sec. 23-44 Z.R. and 23-461 Z.R.

730-78-**A**—B.S.I.—198 Douglas Road, west side, 185 feet south of Private Road, Block 829, Lot 8, Emerson Hill, Borough of Staten Island, Alt. #215/77. re- Sec. 36, Building not fronting on a legal street, General City Law.

731-78-**SA**—Class E fire alarm systems, Models DMS 2400-3, Recom, FMS-1000, FMS-500, manufactured by Robertshaw Controls Company. Appliance.

732-78-**SA**—Darling Duro Limited, Fire pump model 6 x 5 B2MNC-NW, Manufactured by Darling Duro Limited. Appliance.

733-78-**BZ**—1543 East Gun Hill Road, north side, 185.68 feet east of Rickle Avenue, Block 4786, Lot 30, Borough of the Bronx, (Community Board #**12BX**)., Alt. #245/78. re- construction of rear extension to a building, Cont. to Secs. 23-141 and 23-222 Z.R.; side yard, Cont. to Sec. 23-462 Z.R

734-78-**SA**—Fire Protection Systems, Model 6061-16 and 6061-17, Manufactured by Systron-Donner Corporation. Appliance.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

CALENDAR

OCTOBER 4, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, October 4, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

394-73-BZ

APPLICANT—Leonard F. Rothkrug for Paul and Nunzia Petrone, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the conversion of an accessory five car garage to an automobile repair shop.

PREMISES AFFECTED—211-21 and 211-27 45th Road, north side, 200 feet east of 211th Road, Block 1713, Lots 46 and 47, Bayside, Borough of Queens. Community Board #11Q.

47-77-BZ

APPLICANT—Sheldon Lobel for Antonio and Rachele Nunziata, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 31, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 district, the conversion of a two car garage accessory to a dwelling into an automobile repair shop.

PREMISES AFFECTED—620 East 186th Street and 2342 Hughes Avenue, southeast corner, Block 3074, Lot 8, Borough of The Bronx.

237-76-BZ

APPLICANT—Irving E. Minkin, Acting Commissioner, Department of Buildings.

OWNER OF PREMISES—27-67 122nd Street Realty Corporation.

SUBJECT—Application for consideration—reopening to rescind the resolution of July 13, 1976 and for extension of time to complete—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the enlargement in lot area and floor area of an existing catering and cabaret establishment and the use of the second floor addition as an accessory beauty parlor.

PREMISES AFFECTED—25-67 to 25-71 College Point Causeway, east side, 100 feet north of 26th Avenue, Block 4260, Lots 61 and 62, College Point, Borough of Queens. Community Board #7Q.

ZONING CASES

73-78-BZ

APPLICANT—Edwin Storch for Doris Batt and Elsie Batt, owners.

SUBJECT—Application February 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a two story basement enlargement to a multiple dwelling that increases the degree of non-compliance in floor area ratio, open space ratio and lot area per room.

PREMISES AFFECTED—102-06 27th Avenue, southeast corner of Humphreys Street, Block 1661, Lot 1, Corona, Borough of Queens. Community Board #3Q.

74-78-A

APPLICANT—Edwin Storch for Doris Batt and Elsie Batt, owners.

SUBJECT—Application February 14, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—102-06 27th Avenue, southeast corner of Humphreys Street, Block 1661, Lot 1, Corona, Borough of Queens.

115-78-BZ

APPLICANT—Sheldon Lobel for Ivan Natchev and Jacqueline Natchev, owners.

SUBJECT—Application February 16, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-2 district, the maintenance of an automobile laundry that has less than the required reservoir space.

PREMISES AFFECTED—244 Flatbush Avenue Extension, southwest corner of Gold Street, Block 2060, Lots 8 and 12, Borough of Brooklyn. Community Board #2BK.

161-78-BZ

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 1, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches on the required front and side yard.

PREMISES AFFECTED—1420 57th Street, south side, 150 feet east of 14th Avenue, Block 5699, Lot 14, Borough of Brooklyn. Community Board #12BK.

162-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 1, 1978—appeal from a decision of the Borough Superintendent re- provision of entrance accessible to persons in wheelchair.

PREMISES AFFECTED—1420 57th Street, south side, 150 feet east of 14th Avenue, Block 5699, Lot 14, Borough of Brooklyn.

224-78-BZ

APPLICANT—Frank A. Vaccaro for Mrs. Marie Kauhaus, owner.

SUBJECT—Application April 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—16 Sparkill Avenue, south side, 84.26 feet west of Richmond Road, Block 848, Lot 214, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

308-78-BZ

APPLICANT—Leonard F. Rothkrug for Matthew & Rose Amato, owners, Titus Oaks Record Exchange, contract vendee.

SUBJECT—Application April 26, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story building for use as a retail store.

CALENDAR

PREMISES AFFECTED—2879 Campus Road, east side, 100 feet north of Hillel Place, Block 7556, Lots 68 and 69, Borough of Brooklyn. Community Board #**14BK.**

360-78-BZ

APPLICANT—McGee and Morsellino for Flushing Federal Savings and Loan and Estates of Harry and Leonard Miller, owners, McDonald's Corporation, lessee, Franchise Realty Interstate Corporation, Contract-Vendee.

SUBJECT—Application May 16, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, the erection of a one story restaurant with accessory parking and business sign in the residence district, with a sign that exceeds the permitted surface area and with a business entrance within fifty feet of intersecting street.

PREMISES AFFECTED—154-17 North Conduit Avenue, northeast corner of Rockaway Boulevard, Block 12310, Lots 1, 4 and 80, Jamaica, Borough of Queens. Community Board #12**Q.**

Laid over from September 12, 1978, for hearing.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 4, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, October 4, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

523-78-SM

APPLICANT—Safety Gage Company, Incorporated—liquid level gauge for gasoline and oil storage tanks.

640-78-SM

APPLICANT—B. M. W. Sales for Fernco Joint Sealer Company—pipe coupling.

560-78-SA

APPLICANT—Michigan Pipe Fittings Company—fittings for sprinkler system pipe.

561-78-SA

APPLICANT—Automatic Sprinkler Corporation of America—automatic sprinkler devices.

932-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—560 Oakdale Street, south side, 50 feet west of Arden Street, Block 5393, Lot 10, Annadale, Borough of Staten Island.

933-78-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—11 Fingal Street, north side, 75 feet west of Arden Avenue, Block 5393, Lot 25, Annadale, Borough of Staten Island.

934-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1350 Arden Avenue, northwest corner of Fingal Street, Block 5393, Lot 21, Annadale, Borough of Staten Island.

274-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—175 Eylandt Street, northwest corner of Barclay Avenue, Block 6417, Lot 6, Annadale, Borough of Staten Island.

275-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 11, 1978—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—185 Eylandt Street, north side, 100.20 feet west of Barclay Avenue, Block 6417, Lot 12, Annadale, Borough of Staten Island.

276-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 11, 1978—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water is contrary (Local Law #7).

PREMISES AFFECTED—197 Eylandt Street, north side, 220.44 feet west of Barclay Avenue, Block 6417, Lot 18, Annadale, Borough of Staten Island.

468-77-A

APPLICANT—Jeremiah T. Walsh, Commissioner of Buildings.

OWNER OF PREMISES—William Schmid.

SUBJECT—Application July 7, 1977—for Modification of Certificate of Occupancy #4467 re- access to fire escapes, and stairway enclosure.

PREMISES AFFECTED—25-29 William Street and 38-42 Exchange Place, southwest corner, Block 25, Lot 27, Borough of Manhattan.

CALENDAR

77-78-A

APPLICANT—Neil W. Talling for Chrysler Corporation, owner.

SUBJECT—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Mopar Winter Anti-Freeze Summer Coolant-Part No. 4106784", in one (1) gallon oblong polyethelene with child proof polypropelene with foil seal, container not in compliance with the Regulations of the Administrative Code of the City of New York.

428-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—189 Melba Street, east side, 462.40 feet north of Westwood Avenue, Block 752, Lot 308, Willowbrook, Borough of Staten Island.

429-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—191 Melba Street, east side, 439.20 feet north of Westwood Avenue, Block 752, Lot 307, Willowbrook, Borough of Staten Island.

430-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—193 Melba Street, east side, 416.00 feet north of Westwood Avenue, Block 752, Lot 305, Willowbrook, Borough of Staten Island.

431-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—195 Melba Street, east side, 392.80 feet north of Westwood Avenue, Block 752, Lot 304, Willowbrook, Borough of Staten Island.

432-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—199 Melba Street, east side, 369.60 feet north of Westwood Avenue, Block 752, Lot 303, Willowbrook, Borough of Staten Island.

433-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—201 Melba Street, east side, 346.40 feet north of Westwood Avenue, Block 752, Lot 301, Willowbrook, Borough of Staten Island.

434-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—203 Melba Street, east side, 323.20 feet north of Westwood Avenue, Block 752, Lot 300, Willowbrook, Borough of Staten Island.

435-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—205 Melba Street, east side, 300.00 feet north of Westwood Avenue, Block 752, Lot 299, Willowbrook, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 10, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 10, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

301-70-BZ

APPLICANT—Leonard B. Goldman for Cibro Petroleum/ Brooklyn, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 4, 1977—decision of the Borough Superintendent, previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M3-1 district, the installation of gasoline storage tanks that encroach on the minimum distance to a zoning boundary.

PREMISES AFFECTED—527-537 Smith Street, east side, 190 feet south of West Ninth Street, Block 480, Lot 1, Borough of Brooklyn.

340-76-BZ

APPLICANT—William A. Hall for Y.M.C.A. of Greater New York, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired June 15, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-2 district, on an existing nine story community facility building, the erection of a roof enclosure that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—213-217 West 23rd Street, north side, 118.9 feet west of 7th Avenue, Block 773, Lot 34, Borough of Manhattan.

CALENDAR

1025-61-BZ

APPLICANT—Samuel Garnett for Sindel Holding Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and for extension of term of variance which expires November 14, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a business use district, the maintenance of a lumber yard and cabinet shop in an existing two story building.

PREMISES AFFECTED—2360-2364 Amsterdam Avenue, 501 West 177th Street, northwest corner, Block 2132, Lot 44, Borough of Manhattan. Community Board #12M.

407-71-BZ—Vol. II

APPLICANT—Sheldon Lobel for T. D. Parking, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance and for amendment which expired July 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the construction and maintenance of an off-site accessory parking lot for an existing catering establishment.

PREMISES AFFECTED—1651 Hancock Street, west side, 260.13 feet south of Cypress Avenue and 1658-1662 Jefferson Avenue, Block 3548, Lots 40, 43, 45, and 79, Ridgewood, Borough of Queens. Community Board #5Q.

18-78-BZ

APPLICANT—Frank P. Farinella for A. G. S. Properties, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, in an existing four story building, the conversion of the basement level from doctors offices into business offices.

PREMISES AFFECTED—111 and 113 East 38th Street, north side, 160 feet west of Lexington Avenue, Block 894, Lots 10 and 11, Borough of Manhattan.

105-77-BZ

APPLICANT—McGee and Morsellino for Salvatore Margaglione, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired June 21, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 73-03(g) of the Zoning Resolution, permitting in a C2-2 and R3-2 district, the expansion of an existing restaurant, catering and cabaret establishment into the second and third floors and the enlargement in area of the accessory parking facility into the residence district.

PREMISES AFFECTED—150-24 Northern Boulevard, southwest corner of 150th Place, Block 5032, Lots 16, 24 and 28, Flushing, Borough of Queens.

106-77-A

APPLICANT—McGee and Morsellino for Salvatore Margaglione, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired June 21, 1978; and for amendment—appeal from a decision of the Borough Superintendent re- proposed commercial use on the second floor and attic level of a class 4 frame building; previously granted on condition.

PREMISES AFFECTED—150-24 Northern Boulevard, southwest corner of 150th Place, Block 5032, Lots 16, 24 and 28, Flushing, Borough of Queens.

99-52-BZ—Vol. II

APPLICANT—Arthur Levine for Sidney Esikoff and Leon Shankman, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 12, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a local retail use district, portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, auto showroom and office; and for the open sale and display of used cars; and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—83-10 Astoria Boulevard, south side, from 83rd to 84th Streets; 24-09 to 24-19 83rd Street and 24-02 to 24-08 84th Street, Block 1095, Lot 16, Jackson Heights, Borough of Queens. Community Board #3Q.

ZONING CASES

173-78-BZ

APPLICANT—Leonard F. Rothkrug for Pick Quick Foods, Incorporated, owner, U-Haul Company of Metro New York, Incorporated, lessee.

SUBJECT—Application March 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R5 district, the change in occupancy from supermarket with accessory parking storage rental and sale of trucks and trailers with accessory motor vehicle repairs, parking, storage and display in the open area.

PREMISES AFFECTED—6607/6611 15th Avenue, 6615/6645 New Utrecht Avenue, northeast corner and 1515/1521 67th Street, Block 5558, Lot 1, Borough of Brooklyn. Community Board #11BK.

214-78-BZ

APPLICANT—M. Martin Elkind for 96-01 Jamaica Realty Corporation, owner.

SUBJECT—Application April 3, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R3-1 district, the enlargement in area of an accessory parking area for an existing catering establishment into the residence district.

PREMISES AFFECTED—96-01 to 96-13 Jamaica Avenue, northeast corner of 96th Street, Block 8892, Lots 71, 79 and 80, Woodhaven, Borough of Queens. Community Board #9Q.

215-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, et al for York-East 72nd Street Company, owner.

SUBJECT—Application April 3, 1978—decision of the Borough Superintendent, under Section 60(3) of the Multiple Dwelling Law of the State of New York, to permit in a C1-5 in R10, R10 and R8 district, within an existing 37 story mixed building, the addition to the uses to include transient parking for the unused and surplus tenants spaces.

PREMISES AFFECTED—1353-1367 York Avenue—421-435 East 72nd Street, northwest corner and 428-436 East 73rd Street, Block 1467, Lots 13, 14, 19, 21, 22, 23 and 25-32, Borough of Manhattan. Community Board #8M.

CALENDAR

241-78-BZ

APPLICANT—McGee and Morsellino for Irving Greenfield, owner, Stylebuilt Accessories, Incorporated, lessee.

SUBJECT—Application April 10, 1978—decision of the Borough Superintendent, under Sections 11-412, 72-21 and 72-01(b) of the Zoning Resolution, to permit in an R6 district, the erection of a second floor enlargement to an existing manufacturing establishment for accessory storage use.

PREMISES AFFECTED—40-09 99th Street and 99-02 Roosevelt Avenue, southeast corner, Block 1608, Lots 1, 8 and 14, Corona, Borough of Queens. Community Board #4Q.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 10, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 10, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

317-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbach, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent—Re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—718 Craig Avenue, West side, 660.00 feet North of Hylan Boulevard, Block 7941, Lot 25, Tottenville, Borough of Staten Island.

318-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbech, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent— re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—726 Craig Avenue, west side, 550.00 feet north of Hylan Boulevard, Block 7941, Lot 30, Tottenville, Borough of Staten Island.

319-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbech, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent— re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—730 Craig Avenue, west side, 500.00 feet north of Hylan Boulevard, Block 7941, Lot 32, Tottenville, Borough of Staten Island.

320-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbech, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent— re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—744 Craig Avenue, west side, 384.00 feet north of Hylan Boulevard, Block 7941, Lot 38, Tottenville, Borough of Staten Island.

321-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbech, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent— re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—750 Craig Avenue, west side, 320.00 feet north of Hylan Boulevard, Block 7941, Lot 41, Tottenville, Borough of Staten Island.

322-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent—re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—119 Satterlee Street, east side, 660.12 feet north of Hylan Boulevard, Block 7941, Lot 87, Tottenville, Borough of Staten Island.

323-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent—re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—132 Satterlee Street, east side, 490.97 feet north of Hylan Boulevard, Block 7941, Lot 81, Tottenville, Borough of Staten Island.

324-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent—re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—141 Satterlee Street, east side, 424.96 feet north of Hylan Boulevard, Block 7941, Lot 78, Tottenville, Borough of Staten Island.

325-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent—re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—149 Satterlee Street, east side, 358.95 feet north of Hylan Boulevard, Block 7941, Lot 74, Tottenville, Borough of Staten Island.

326-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent—Re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—155 Satterlee Street, East side, 292.94 feet North of Hylan Boulevard, Block 7941, Lot 71, Tottenville, Borough of Staten Island.

328-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—161 Satterlee Street, east side, 226.92 feet south of Hylan Boulevard, Block 7941, Lot 45, Tottenville, Borough of Staten Island.

CALENDAR

362-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for John Anthony, owner.

SUBJECT—Application May 16, 1978—Appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—125 Satterlee Street, east side, 598.24 feet north of Hylan Boulevard, Block 7941, Lot 84, Tottenville, Borough of Staten Island.

363-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Adolph Luwisch, owner.

SUBJECT—Application May 16, 1978—Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Shirley Ave 389, north side, 167.01 feet east of Barclay Ave., Block 6370, Lot 67, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 17, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 17, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

821-77-A

APPLICANT—Agustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES—New Lots Company.

SUBJECT—Application for consideration—to withdraw the application of November 4, 1977—for Modification of Certificate of Occupancy #206977 re- sprinkler system.

PREMISES AFFECTED—644 Pennsylvania Avenue, northwest corner of New Lots, Block 4298, Lot 7, Borough of Brooklyn.

238-77-BZ

APPLICANT—Sheldon Lobel for Evyan Perfumes, Incorporated and Chemical Research and Manufacturers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 19, 1978 —decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 and C2-5 district, the extension and enlargement in floor area of an existing perfume manufacturing establishment that increases the degree of non-conformity and the degree of non-compliance in floor area ratio and rear yard encroachment.

PREMISES AFFECTED—351 East 34th Street, 599 First Avenue, northwest corner, 332-350 East 35th Street, Block 940, Lots 31, 38 and 41, Borough of Manhattan.

406-76-BZ

APPLICANT—Leonard F. Rothkrug for 18-20 East 50th Street Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 24, 1978 —decision of the Borough Superintendent; previously granted on condition under Sections 72-01(b) and 72-21 of the Zoning Resolution, permitting in a C5-3(F) district, in an eleven story building previously before the Board, the change in use of the basement, first floor, second floor and mezzanine from art and auction galleries into a health establishment.

PREMISES AFFECTED—18-20 East 50th Street, south side, 70 feet west of Madison Avenue, Block 1285, Lot 59, Borough of Manhattan. Community Board #5M.

768-76-BZ

APPLICANT—Paul Gugliotta for 335 West 38th Street Cooperative Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 5, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5 district, in an existing twelve story building, the conversion of the second through twelfth floors into joint living-working quarters.

PREMISES AFFECTED—335 West 38th Street, north side, 300 feet east of Ninth Avenue, Block 762, Lots 14 and 15, Borough of Manhattan.

700-68-BZ

APPLICANT—Walter T. Gorman for Exxon Company, U. S. A., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in an R1-2 district, the reconstruction of an automotive service station with accessory uses; previously before the Board.

PREMISES AFFECTED—232-06 to 232-20 Northern Boulevard (45-02 23rd Street), southwest corner, Block 8165, Lot 25, Douglaston, Borough of Queens. Community Board #11Q.

606-56-BZ

APPLICANT—Walter T. Gorman for Paul Weiss, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the erection of a gasoline service station, lubritorium, auto laundry, non-automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting service.

PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th Street, entire block bounded by Broadway, 35th Avenue from 63rd to 64th Street, Block 1190, Lot 41, Jackson Heights, Borough of Queens. Community Board #2Q.

50-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—Roger and Jackson Storm.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—45-18 Bell Boulevard, northwest corner of 45th Road, Block 7313, Lot 31, Bayside, Borough of Queens.

50-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—M. Levine.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

CALENDAR

PREMISES AFFECTED—130-23 150th Avenue, northeast corner of 130th Street, Block 11884, Lot 1, South Ozone Park, Borough of Queens.

51-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—J. A. Melnick.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—129 51st Street, north side of 51st Street, Block 788, Lot 25, Borough of Brooklyn.

51-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—Benora Realty Corporation.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—2012 Neptune Avenue, southeast corner, Block 7018, Lot 1, Borough of Brooklyn.

51-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—Vista Association.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—606 Milford Street, southwest corner of Cozine Avenue, Block 4561, Lot 1, Borough of Brooklyn.

51-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—One Second Avenue Corporation.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—1-25 Second Avenue, east on Second Avenue, Block 979, Lot 31, Borough of Brooklyn.

52-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—269 Delancy Street, east side of Columbia Street, Block 332, Lot 52, Borough of Manhattan.

52-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—650 West 57th Street, east side of 12th Avenue, Block 1104, Lot 1, Borough of Manhattan.

52-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—297 West Street, north side of Canal Street, Block 595, Lot 87, Borough of Manhattan.

52-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—Akri Corporation.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—110 East 131st Street, east side of Park Avenue, Block 1779, Lot 1, Borough of Manhattan.

52-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—545 East 73rd Street, north side, Block 1485, Lots 36, 37, 38, 15, 16, 17 and 18, Borough of Manhattan.

52-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—423 West 215th Street, east side of 10th Avenue, Block 2212, Lot 1, Borough of Manhattan.

53-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—850 Zerega Avenue, northeast corner, Block 3702, Lot 1, Borough of The Bronx.

CALENDAR

53-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—1331 Cromwell Avenue, north side of West 169th Street, Block 2871, Lot 77, Borough of The Bronx.

53-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—George and Paul Hoffman.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—650 Casanova Street, east side, 100 feet north of Randall Avenue, Borough of The Bronx.

53-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—780 East 132nd Street Company.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—720 East 132nd Street, east side of the Triboro Bridge, Block 2543, Lot 60, Borough of The Bronx.

282-77-BZ

APPLICANT—Harold Herman for Solita N. Herman, as Trustee.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-1 district, the erection of six additional stories upon a two story garage structure and the conversion into a multiple dwelling that creates noncompliance in floor area ratio, open space ratio, penetrates the sky exposure plane and accessory parking.

PREMISES AFFECTED—320-330 East 22nd Street, south side, 220 feet west of First Avenue, Block 927, Lot 38, Borough of Manhattan. Community Board #6M.

527-65-BZ

APPLICANT—M. Martin Elkind for North Union Realty Company, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired October 13, 1975—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-2 district, the maintenance of an open automobile sales lot.

PREMISES AFFECTED—36-30 Union Street, west side, 126.03 feet north of 37th Avenue, Block 4977, Lots 60 and 61, Flushing, Borough of Queens. Community Board #7Q.

ZONING CASES

205-78-BZ

APPLICANT—John Annunziata for Olga Uranga, President.

SUBJECT—Application March 28, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, in an existing three story and basement mixed building the extension of the restaurant located on the basement level to include the first floor.

PREMISES AFFECTED—129 East 15th Street, north side, 114.11 feet east of Irving Place, Block 871, Lot 28, Borough of Manhattan. Community Board #6M.

235-78-BZ

APPLICANT—Jerome L. Grushkin for Nicholas Madonia, Jr., owner.

SUBJECT—Application April 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width, the erection of a one family dwelling.

PREMISES AFFECTED—1570 Arden Avenue, northwest corner of Shirley Avenue, Block 5402, Lot 23, Eltingville, Borough of Staten Island, Community Board #3S.I.

217-78-BZ

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in an R10 district, the erection of an additional story on an existing multiple dwelling that increases the degree of non-compliance on the minimum distance between windows and lot lines.

PREMISES AFFECTED—1556 York Avenue, east side, 21.5 feet north of East 82nd Street, Block 1579, Lot 2, Borough of Manhattan. Community Board #8M.

218-78-A

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- the Multiple Dwelling Law. (Mezzanine floor, height of roof beams above curb level, rear yard).

PREMISES AFFECTED—1556 York Avenue, east side, 21.5 feet north of East 82nd Street, Block 1579, Lot 2, Borough of Manhattan.

219-78-BZ

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in an R10 district, the erection of an additional story on an existing multiple dwelling that increases the degree of non-compliance on the minimum distance between windows and lot lines.

PREMISES AFFECTED—1558 York Avenue, east side, 41.5 feet north of East 82nd Street, Block 1579, Lot 102, Borough of Manhattan. Community Board #8M.

220-78-A

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

CALENDAR

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- the Multiple Dwelling Law. (Mezzanine floor, height of roof beams above curb level and rear yard.)

PREMISES AFFECTED—1558 York Avenue, east side, 41.5 feet north of East 82nd Street, Block 1579, Lot 102, Borough of Manhattan.

221-78-BZ

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in an R10 district, the erection of an additional story on an existing multiple dwelling that increases the degree of non-compliance on the minimum distance between windows and lot lines.

PREMISES AFFECTED—1560 York Avenue, east side, 61.5 feet north of East 82nd Street, Block 1579, Lot 3, Borough of Manhattan. Community Board #8M.

222-78-A

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- area of mezzanine floor in non-fireproofed structure, height of roof beams above curb level and rear yard for enlarged portion of building.

PREMISES AFFECTED—1560 York Avenue, east side, 61.5 feet north of East 82nd Street, Block 1579, Lot 3, Borough of Manhattan.

348-78-BZ

APPLICANT—Diffendale and Kubec for John Vincent Scalia, owner.

SUBJECT—Application May 11, 1978—decision of the Borough Superintendent, under Section 73-27 of the Zoning Resolution, to permit in a C1-1 district, the erection of a two story and cellar enlargement to an existing funeral establishment and dwelling with accessory parking previously before the Board.

PREMISES AFFECTED—28 Eltingville Boulevard, west side, 226.5 feet south of Wilson Avenue, Block 5505, Lot 42, Eltingville, Borough of Staten Island. Community Board #3S.I.

967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amendment to a new building application that creates non-compliance in lot area per room.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

Laid over from September 12, 1978 for hearing.

223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street and Second Avenue, Block 1546, Lots 1, and 50, Borough of Manhattan.

Laid over from September 12, 1978 for hearing.

492-78-A

APPLICANT—Irving E. Minkin, P.E., Acting Commissioner of Department of Buildings.

OWNER OF PREMISES—H. J. Kalikow and Company, Incorporated.

SUBJECT—Application June 28, 1978—for Revocation of Certificate of Occupancy #78511.

PREMISES AFFECTED—301/303 83rd Street and 1602/1610 Second Avenue, northeast corner, Block 1546, Lots 1-5, 62, Borough of Manhattan.

Laid over from September 12, 1978 for hearing.

8-78-BZ

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application January 5, 1978—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C8-3 and R7-2 district, the enlargement in lot area and the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—2418/36 Amsterdam Avenue, west side, Blockfront with west 181st Street, Block 2152, Lot 83, Borough of Manhattan. Community Board #12M.

Laid over from September 12, 1978, hearing closed.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 17, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 17, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

710-78-SM

APPLICANT—ITT Grinnell Corporation—pipe, couplings and fittings for standpipe and sprinkler systems.

361-78-A

APPLICANT—Alphonse J. Calvanico, P. E. for B. M. Teague, owner.

SUBJECT—Application May 16, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legal street; proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—158 Weaver Street, south side, 94.38' east of Barclay Avenue, Block 6370, Lot 12, Annadale, Borough of Staten Island.

364-78-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNERS OF PREMISES—Trustees Milton Guttenplan and A. C. Abranowitz, FBO Minnie Pernick—c/o Harry Abranowitz and Company.

SUBJECT—Application May 16, 1978—for Modification of Certificate of Occupancy #96507 re- Sprinkler System.

PREMISES AFFECTED—54-19 Flushing Avenue, north side, 50 feet east of 54th Street, Block 2629, Lot 49, Maspeth, Borough of Queens.

CALENDAR

365-78-A

APPLICANT—Martyn and Don Weston for St. Johns Episcopal Hospital, owner.

SUBJECT—Application May 16, 1978—appeal from a decision of the Borough Superintendent re- proposed group E occupancy within a Class IIE structure.

PREMISES AFFECTED—277 Beach 19th Street, southwest corner of Plainview Avenue, Block 15637, Lot 50, Far Rockaway, Borough of Queens.

564-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application August 3, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—186 Noel Street, south side, 54.46 feet west of Holdridge Avenue, Block 6364, Lot 43, Annadale, Borough of Staten Island.

565-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application August 3, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—192 Noel Street, south side, 114.46 feet west of Holdridge Avenue, Block 6364, Lot 40, Annadale, Borough of Staten Island.

566-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application August 3, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—196 Noel Street, south side, 174.46 feet west of Holdridge Avenue, Block 6364, Lot 37, Annadale, Borough of Staten Island.

567-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application August 3, 1978—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—204 Noel Street, south side, 246.46 feet west of Holdridge Avenue, Block 6364, Lot 33, Annadale, Borough of Staten Island.

568-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application August 3, 1978—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—212 Noel Street, south side, 333.69 feet west of Holdridge Avenue, Block 6364, Lot 29, Annadale, Borough of Staten Island.

569-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application August 3, 1978—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—220 Noel Street, south side, 420.91 feet west of Holdridge Avenue, Block 6364, Lot 25, Annadale, Borough of Staten Island.

570-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application August 3, 1978—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—230 Noel Street, south side, 503.02 feet west of Holdridge Avenue, Block 6364, Lot 20, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 12, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon July 11, 1978 were approved as printed in the Bulletin of July 20, 1978, Volume 63, Number 29.

80-38-A

APPLICANT—Ernest A. Lemmo, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 8, 1978—appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—147-08 46th Avenue and 46-05 Parsons Boulevard, southeast corner, Block 5452, Lot 3, Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Vincent J. Ferrari.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 3, 1938, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 12, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 3, 1938 as amended through October 1, 1968, only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (B.N. 1087-52)

340-75-A

APPLICANT—Martyn and Don Weston for Athenium House Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re- lot line windows, height of risers, egress, rear yard and ventilation for proposed multiple dwelling, previously granted on condition.

PREMISES AFFECTED—54 East 11th Street, south side, 180.10 feet east of University Place, Block 562, Lot 11, Borough of Manhattan.

APPEARANCES—
For Applicant: I. Don Weston, Milton Katz, Teresa Born, Gene Eagles, Rochelle Beck and Frederic A. Mosner.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 2, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 2, 1975 as amended through March 7, 1978, by adding thereto:

"that in lieu of the fireproof self-closing windows as required a water curtain consisting of a fusible link sprinkler head at the centerline of each 3'-0" wide lot line window and two heads at each window wider than 3'-0" up to 8'-0" with a baffel between the heads to prevent water cooling, all set 6" from the plane of the window may be used at every existing window in the west lot line wall; *on condition* should the easement be cancelled that all lot line windows will be made fireproof self-closing, and that the conditions of the amended resolution dated March 7, 1978 will be complied with; that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 199-75)

131-77-A

APPLICANT—Andrew Tsarsis for Carl Gambino, owner.

SUBJECT—Application for consideration—to reopen and restore to the docket by the Board to correct the resolution adopted May 3, 1977 under Section 36 General City Law in accordance with the opinion of Corporation Counsel.

PREMISES AFFECTED—1 Buttonwood Road, southeast corner of Hunt Lane, Block 881, Lot 280, Todt Hill, Borough of Staten Island.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application reopened and restored to docket by the Board in accordance with the opinion of Corporation Counsel to delete a portion of the resolution.

THE VOTE—
Affirmative: Chairman Fossella, Vice-Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 3, 1977, on certain conditions; and

WHEREAS, this application was restored to the docket by the Board in accordance with the opinion of Corporation Counsel to delete a portion of the resolution.

Resolved, that the Board of Standards and Appeals does hereby reopen and restore to the docket the resolution adopted on May 3, 1977, only as to the deletion of a portion of the resolution, therein stated:

"*on further condition* that the easement for street purposes is filed and made known to the Corporation Counsel." (N.B. 275-77)

265-77-A

APPLICANT—Cristy Chemical Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—Appeal from a decision of the Fire Commissioner re- packaging of flammable mixture known as "Cristy Drygas® Brand Gas Line Anti-Freeze", in 12 ounce round bottle hi-density polyethelene with child proof screw cap, container not in compliance with the Regulations of the Administrative Code of the City of New York, previously granted on condition.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice-Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 12, 1977, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 12, 1977 by adding thereto:

"that the name of the product is hereby changed to 'Cristy Drygas® Brand Gas Line Anti-Freeze & Conditioner', provided that there is no change in the composition of the product, its flash point, container and carton construction, or method of packaging; that other than as herein amended the resolution above cited shall be complied with in all respects." (F.D. Folder 122-233 A (I.M.))

1845-61-BZ

APPLICANT—Frederick A. Ketcher for Gladys Fayne, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires October 9, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7c and Section 21 of the Zoning Resolution, permitting in a local retail and residence use district, the maintenance of non-transient parking lot for more than five vehicles.

PREMISES AFFECTED—950-966 Summit Avenue and 161-169 West 162nd Street, northeast corner, Block 2524, Lots 33, 36, 38 and 39, Borough of the Bronx. Community Board **#4BX.**

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board **#4BX.** was notified by the applicant on June 13, 1978, and no response received; and

WHEREAS, this application was granted by the Board on July 16, 1973 on certain conditions; and

WHEREAS, a public hearing was held on this application on September 12, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 16, 1963 as amended through October 9, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from October 9, 1978, to permit....; *on condition* that the wall fronting on Summit Avenue shall be painted or cleaned; and that a full width sidewalk be installed along the Summit Avenue frontage; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1063-61)

342-47-BZ

APPLICANT—Jobino S. Cora, owner.

SUBJECT—Applicant for consideration—reopening for extension of term of variance which expired March 11, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7i and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office.

PREMISES AFFECTED—1085 Intervale Avenue, 864 East 167th Street, southwest corner and 1088 Hall Place, Block 2700, Lot 39, Borough of the Bronx. Community Board **#2BX.**

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to November 14, 1978, at 10 A.M., Special Order Calendar, for decision at the request of the applicant; hearing closed.

99-52-BZ—Vol. II

APPLICANT—Arthur Levine for Sidney Esikoff and Leon Shankman, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 12, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a local retail use district, portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, auto showroom and office; and for the open sale and display of used cars; and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—83-10 Astoria Boulevard, south side, from 83rd to 84th Streets; 24-09 to 24-19 83rd Street and 24-02 to 24-08 84th Street, Block 1095, Lot 16, Jackson Heights, Borough of Queens. Community Board **#3Q.**

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Laid over to October 10, 1978, at 10 A.M., Special Order Calendar, for hearing at the request of the community planning board.

807-52-BZ

APPLICANT—Lama and Vassalotti for Bill Wolf Petroleum Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 14, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in the local retail use portion of a lot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting in the parking and storage of motor vehicles on unbuilt portion of lot.

PREMISES AFFECTED—140-20 Farmers Boulevard, and 174-25 to 174-33 142nd Avenue, northwest corner, Block 12592, Lot 315, Hollis, Borough of Queens. Community Board **#12Q.**

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Laid over to September 26, 1978, at 10 A.M. Special Order Calendar, for decision; hearing closed.

527-65-BZ

APPLICANT—M. Martin Elkind for North Union Realty Company, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired October 13, 1975—decision of the Borough

Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-2 district, the maintenance of an open automobile sales lot.

PREMISES AFFECTED—36-30 Union Street, west side, 126.03 feet north of 37th Avenue, Block 4977, Lots 60 and 61, Flushing, Borough of Queens. Community Board #7Q.

APPEARANCES—
For Applicant: M. Martin Elkind.

ACTION OF BOARD—Laid over to October 17, 1978, at 10 A.M., Special Order Calendar, for decision; applicant to submit photographs; hearing closed.

237-76-BZ

APPLICANT—Irving E. Minkin, Acting Commissioner, Department of Buildings.

OWNER OF PREMISES: 27-67 122nd Street Realty Corporation.

SUBJECT—Application for consideration—reopening to rescind the resolution of July 13, 1976 and for extension of time to complete—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the enlargement in lot area and floor area of an existing catering and cabaret establishment and the use of the second floor addition as an accessory beauty parlor.

PREMISES AFFECTED—25-67 to 25-71 College Point Causway, east side, 100 feet north of 26th Avenue, Block 4260, Lots 61 and 62, College Point, Borough of Queens. Community Board #7Q.

APPEARANCES—
For Applicant: Philip Goldstein, Frieda Russo and Melvin Wolinsky.
For Opposition: R. Casey, S. Zeffiro and A. Marlo.

ACTION OF BOARD—Laid over to October 4, 1978, at 10 A.M., Special Order Calendar, for continued hearing, additional information to be submitted.

921-77-BZ

APPLICANT—Nicholas J. Salvadeo for Albert Davino, owner.

SUBJECT—Application November 30, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with commercial uses, the reconstruction of retail stores with accessory parking in open area.

PREMISES AFFECTED—960 Richmond Avenue, west side, 74.98 feet south of Mansey Place, Block 1704, Lot 56, Port Richmond, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—
For Applicant: Nicholas J. Salvadeo.
For Opposition: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice-Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 26, 1978, at 10 A.M., for decision; hearing closed.

967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amendment to a new building application that creates non-compliance in lot area per room.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Sheldon Lobel, John C. Klotz and Morton H. Delson.
For Opposition: None.
For Administration: Steven Stein, C.P.C.

ACTION OF BOARD—Laid over to October 17, 1978, at 10 A.M., for hearing.

223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street and Second Avenue, Block 1546, Lot 1, and 50, Borough of Manhattan.

APPEARANCES—
For Applicant: Sheldon Lobel, John C. Klotz and Morton H. Delson.
For Administration: Steven Stein, C.P.C.

ACTION OF BOARD—Laid over to October 17, 1978, at 10 A.M., for hearing.

492-78-A

APPLICANT—Irving E. Minkin, P.E., Acting Commissioner of Department of Buildings.

OWNER OF PREMISES: H. J. Kalikow and Company, Incorporated.

SUBJECT—Application June 28, 1978—for Revocation of Certificate of Occupancy #78511.

PREMISES AFFECTED—301/303 83rd Street and 1602/1610 Second Avenue, northeast corner, Block 1546, Lots 1-5, 62, Borough of Manhattan.

APPEARANCES—
For Applicant: None.
For Owner: Sheldon Lobel, John C. Klotz and Morton H. Delson.
For Administration: Steven Stein, C.P.C.

ACTION OF BOARD—Laid over to October 17, 1978, at 10 A.M., for hearing.

8-78-BZ

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application January 5, 1978—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C8-3 and R7-2 district, the enlargement in lot area and the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—2418/36 Amsterdam Avenue, west side, Blockfront with west 181st Street, Block 2152, Lot 83, Borough of Manhattan. Community Board #12M.

APPEARANCES—
For Applicant: Walter T. Gorman, Joyce Wilkerson and Waverly Wilkerson.
For Opposition: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice-Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

ACTION OF BOARD—Laid over to October 17, 1978, at 10 A.M., for decision, hearing closed.

21-78-BZ

APPLICANT—Sol Niego for First National Bank of Boston, owner, Waldbaum's Incorporated, lessee.

SUBJECT—Application January 13, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story enlargement to an existing supermarket previously before the Board and reduction in the number of accessory parking spaces.

PREMISES AFFECTED—155-15 Aguilar Avenue, north side, 246.26 feet west of 72nd Avenue, Block 6793, Lot 380, Flushing, Borough of Queens. Community Board #8Q.

APPEARANCES—
For Applicant: Sol Niego and Aaron Malinsky.
For Opposition: None.

ACTION OF BOARD—Laid over to September 19, 1978, at 10 A.M., for continued hearing; additional information.

352-78-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for C. and M. Holding Corporation, owner, N. Y. Skate Park Enterprise, lessee.

SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Sections 72-21 and 73-35 of the Zoning Resolution, to permit in an M3-1 district, the erection of two story structure for use as an amusement arcade and with a skateboard facility within an air supported structure.

PREMISES AFFECTED—1734 Shore Parkway, west side, 114.98 feet south of Bay Parkway, Block 6491, Lot 190, Borough of Brooklyn, Community Board #11BK.

APPEARANCES—
For Applicant: Sid Davidoff.
For Opposition: None.
For Administration: Steven Stein, C.P.C.

ACTION OF BOARD—Decision deferred to September 19, 1978, at 10 A.M., hearing closed.

360-78-BZ

APPLICANT—McGee and Morsellino for Flushing Federal Savings and Loan and Estates of Harry and Leonard Miller, owners, McDonald's Corporation, lessee, Franchise Realty Interstate Corporation, Contract-Vendee.

SUBJECT—Application May 16, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, the erection of a one story restaurant with accessory parking and business sign in the residence district, with a sign that exceeds the permitted surface area and with a business entrance within fifty feet of intersecting street.

PREMISES AFFECTED—154-17 North Conduit Avenue, northeast corner of Rockaway Boulevard, Block 12310, Lots 1, 4 and 80, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—
For Applicant: Joseph P. Morsellino.
For Opposition: None.

ACTION OF BOARD—Laid over to October 4, 1978, at 10 A.M., for hearing.

110-78-BZ

APPLICANT—Nicholas J. Salvadeo for Egon J. Salmon, owner.

SUBJECT—Application February 22, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to Permit in an R3-1 district, the conversion of an existing one story and cellar, one family dwelling into business offices.

PREMISES AFFECTED—1288 Victory Boulevard, southwest corner of Logan Avenue, Block 672, Lot 8, Clove Lake, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—
For Applicant: Nicholas J. Salvadeo.
For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

297-78-BZ

APPLICANT—George P. Colovchenko, P.E., for Samson Management Corporation, owner.

SUBJECT—Application April 24, 1978—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an R5 district, in an existing six story and basement building, the use of a portion of the basement as a beauty parlor.

PREMISES AFFECTED—23-35 Bell Boulevard, east side, 210 feet south of 23rd Avenue, Block 5958, Lot 100, Bayside, Borough of Queens. Community Board #7Q.

APPEARANCES—
For Applicant: G. Colovchenko.
For Opposition: Jessal Rothman.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

Adjourned: 11:40 A.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 12, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

986-77-A

APPLICANT—Redken Laboratories, Incorporated, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Fire Commissoner re- packaging of nail polish remover in 16 ounce, high density, polyethylene container with a cap made of phenolic material with a poly aluminum mylar liner, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—
Affirmative: 0
Negative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated November 21, 1977, reads:

"Please be advised that the N. Y. C. Fire Dept. states that nail polish remover may be sold in the following containers:

"5 gal. metal container (max. size) and glass bottles of a capacity not exceeding 4 oz."

and

WHEREAS, the container was inspected by a committee of the Board which recommended that the appeal be *denied.*

Resolved, that the decision of the Fire Commissioner dated November 21, 1977 be and it *hereby is affirmed* and that the appeal be and it hereby is *denied.*

76-78-A

APPLICANT—Northeast Marine Terminal for City of New York, owner.

SUBJECT—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- use of unapproved oil burner unit as space heater.

PREMISES AFFECTED—Foot of 39th Street and Gowanus Bay, Block 662, Lot 100 (230, 115 and 150), Borough of Brooklyn.

APPEARANCES—

For Applicant: Russell F. Magna.

For Administration: Lt. R. J. Ellis and S. L. Reich, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated February 1, 1978, on Order No. 78-0991-FE-1 and Folder No. E 597959, reads:

"Inspectors of this Department report that hazardous conditions were found to exist on the above premises, you shall therefore comply with the following order to forthwith discontinue the use unapproved oil burning unit, used as a space heater, which is contrary to Chapter 19, Section 151.1, C-19-57.0-A, rule 4.2 and 4.3 of oil burner rules of the Board of Standards and Appeals and Chapter 26-1404.1, Chapter 26-1416.1, Chapter 26-106.2 and 107.2 Administrative Code of the City of New York."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Fire Commissioner, dated February 1, 1978, acting on Order No. 78-0991-FE1 and Folder No. E597959 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that:

1. Sprinkler protection for the pier structure remains equal to the amount provided on date of Fire Department inspection.

2. That drip pans be provided under each heater, sufficient to hold entire capacity of heater fuel tank.

3. That one dry chemical extinguisher be provided on the platform for each 2 heaters in use.

4. That a maximum of 24 heaters be in use at any time.

5. That the heaters are to be Board of Standards and Appeals approved with a tank capacity of not more than 10 gallons, using a combustible liquid only for fuel.

6. That the storage area for heaters have a floor of incombustible material.

7. That the heater tanks be filled directly from buried fuel storage system only.

8. That no heater shall be operated without use of a 4′ x 6′ metal drip pan (16 gauge minimum) with a capacity of 6.5 gallons; *on further condition* that the operation shall substantially conform to drawings marked received "February 15, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

204-78-A

APPLICANT—I. Daniel Weisberg for 724 Fifth Avenue Realty, owner, Doubleday and Company, Incorporated, lessee.

SUBJECT—Application March 27, 1978—appeal from a decision of the Borough Superintendent re- proposed use of glass panel in elevator cab.

PREMISES AFFECTED—724 Fifth Avenue, west side, 50.5 feet north of West 56th Street, Block 1272, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Peter C. Harding.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 28, 1978, on Alt. Applic. #944/77, reads:

"1. Proposed use of glass panel in elevator cab is contrary to RS 18-1 U.S.A.S.I. 17-1, 1965—Sec. 204.1 (b)."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated February 28, 1978, acting on Alt. Applic. #944/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that a sign shall be posted at each landing stating that the elevator is to be used for passenger use only; that all work shall be substantially completed within one year from the date of this resolution; *on further conditions* that the elevator CAB shall substantially conform to drawings marked received "April 13, 1978", 11 sheets; and that all laws, rules and regulations shall be complied with.

468-77-A

APPLICANT—Jeremiah T. Walsh, Commissioner of Buildings.

OWNER OF PREMISES—William Schmid.

SUBJECT—Application July 7, 1977—for Modification of Certificate of Occupancy #4467 re- access to fire escapes, and stairway enclosure.

PREMISES AFFECTED—25-29 William Street and 38-42 Exchange Place, southwest corner, Block 25, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Polsky, P.E., Dept. of Buildings.

For Owner: Amy Jane Edelstein.

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for continued hearing; progress report.

49-78-A

APPLICANT—Jacob Leff for Michael Zaffarano, owner, TEL-A-GAY, Incorporated, lessee.

SUBJECT—Application February 1, 1978—appeal from a decision of the Fire Commissioner re- Removal of mattresses and beds from cubicles and all bamboo decorations.

MINUTES

PREMISES AFFECTED—218 West 49th Street and 1607 Broadway, southwest corner, Block 1020, Lots 43 and 20, Borough of Manhattan.

APPEARANCES—
For Applicant: Jacob Leff.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to September 19, 1978, at 2 P.M., for continued hearing, progress report to be submitted.

191-78-A

APPLICANT—Harry Soled for Cong. Dyar Moshe, Rabbi Ch. Ashkenazi, owner.

SUBJECT—Application March 16, 1978—appeal from a decision of the Borough Superintendent re- proposed use of three (3) story frame building as synagogue.

PREMISES AFFECTED—1073 East 27th Street, east side, 165 feet north of Avenue K, Block 7609, Lot 15, Borough of Brooklyn.

APPEARANCES—
For Applicant: Harry Soled.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 26, 1978, at 2 P.M., for decision; hearing closed.

200-78-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application March 21, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use from "Automotive service station" to "Self service gasoline and oil selling station".

PREMISES AFFECTED—776 4th Avenue, northwest corner of 26th Street, Block 654, Lot 34, Borough of Brooklyn.

APPEARANCES—
For Applicant: James E. Vassalotti.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 26, 1978, at 2 P.M., for decision; hearing closed.

201-78-A

APPLICANT—Lama and Vassalotti for Morben Properties, Incorporated, owner, Mobil Oil Corporation, long term lessee.

SUBJECT—Application March 21, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to "self service" gasoline and oil selling station.

PREMISES AFFECTED—6001 Church Avenue, northeast corner of Ralph Avenue, Block 4686, Lot 1, Borough of Brooklyn.

APPEARANCES—
For Applicant: James E. Vassalotti.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 26, 1978, at 2 P.M., for decision; hearing closed.

207-78-A

APPLICANT—Richard C. Carter for Mr. John Lutz, owner.

SUBJECT—Application March 29, 1978—filed pursuant to Section 36, Article #3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—382 Sharrotts Road, south side, 1638.8 feet east of Arthur Kill Road, Block 7328, Lot 50, Charleston, Borough of Staten Island.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Laid over to September 19, 1978, at 2 P.M., for hearing at the request of the applicant.

247-78-A

APPLICANT—Augustus A. Beekman—Fire Commissioner.

OWNER OF PREMISES—William N. Weidman.

SUBJECT—Application April 10, 1978—for modification of Certificate of Occupancy #Q106790 re- sprinkler system.

PREMISES AFFECTED—31-14 30th Avenue, south side, 50 feet west of 32nd Street, Block 615, Lot 37, Astoria, Borough of Queens.

APPEARANCES—
For Applicant: Lt. R. J. Ellis, Fire Dept.
For Owner: Louis Capezza and Marvin Bellovin (Esq.)

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 26, 1978, at 2 P.M., for decision; additional information; hearing closed.

428-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—189 Melba Street, east side, 462.40 feet north of Westwood Avenue, Block 752, Lot 308, Willowbrook, Borough of Staten Island.

APPEARANCES—
For Applicant: Peter Oddo.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision; hearing closed.

429-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—191 Melba Street, east side, 439.20 feet north of Westwood Avenue, Block 752, Lot 307, Willowbrook, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision; hearing closed.

430-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—193 Melba Street, east side, 416.00 feet north of Westwood Avenue, Block 752, Lot 305, Willowbrook, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision; hearing closed.

431-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—195 Melba Street, east side, 392.80 feet north of Westwood Avenue, Block 752, Lot 304, Willowbrook, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision; hearing closed.

432-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—199 Melba Street, east side, 369.60 feet north of Westwood Avenue, Block 752, Lot 303, Willowbrook, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision; hearing closed.

433-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—201 Melba Street, east side, 346.40 feet north of Westwood Avenue, Block 752, Lot 301, Willowbrook, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision; hearing closed.

434-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—203 Melba Street, east side, 323.20 feet north of Westwood Avenue, Block 752, Lot 300, Willowbrook, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: **0**

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision; hearing closed.

435-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—205 Melba Street, east side, 300.00 feet north of Westwood Avenue, Block 752, Lot 299, Willowbrook, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision; hearing closed.

Adjourned: 2:55 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTIONS

CORRECTION*

The resolution adopted July 18, 1978 and printed in Bulletin No. 30, Volume LXIII under Calendar Number 620-76-SM is hereby corrected to read as follows:

620-76-SM

APPLICANT—United Steel Deck, Incorporated, owner.

SUBJECT—Additional floor decks.

APPEARANCES—
For Applicant: R. B. Heagler.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the Report of a Committee on Test reads:
620-76-SM: Amendment to resolution to include additional floor decks.

United Steel Deck, Incorporated, Summit, New Jersey, requested that the resolution adopted October 5, 1976 under Calendar Number 620-76-SM be reopened and amended to include additional floor decks.

PROPOSED USE: Steel floor decks as components of two hour fire rated floor-ceiling assemblies *under restrained conditions.*

DESCRIPTION: The composite cold-formed deck, United Steel Deck Lok-Floor, is made from galvanized or painted sheet steel conforming to ASTM A611 or ASTM A446. It is 1½", 2", or 3" deep with ribs (corrugations) at 12" centers; the B-Lok section is 1½" deep with ribs (corrugations) at 6" centers. It is fabricated from steel ranging in metal thicknesses of 16 to 22 gauge. The section properties of the deck have been determined in accordance with the American Iron and Steel Institute *Specification for the Design of Cold-Formed Steel Structural Members.* (Reference Standard RS 10-6 of the Building Code).

The optional steel shear connectors are ¾" diameter studs with 1¼" diameter x ⅜" minimum thick heads with a minimum stud length of 1½" plus the deck depth. Each stud shear connector has a load value established by the American Institute of Steel Construction *Specification for Steel Construction.* (Reference RS 10-5 of the Building Code).

The deck sections are used as components of the assemblies described by the following U. L. Design Nos.:

D773-W8X27 minimum size steel beam, 3¼" lightweight concrete, ¾" *non-asbestos* cementitious sprayed fireproofing around beam. (All deck patterns).

D742-W8X24 minimum size steel beam, 2½" normal weight concrete, ½" *non-asbestos* cementitious sprayed fireproofing around beam, ¾" *non-asbestos* cementitious sprayed fireproofing under deck. (All deck patterns with the exception of B-Lok).

D840-W8X28 minimum size steel beam, 3¼" lightweight concrete, ¾" *non-asbestos* sprayed fiber fireproofing around beam. (All deck patterns).

D902-W8X28 minimum size steel beam, 4½" normal weight concrete, ¾" *non-asbestos* sprayed fireproofing around beam. (All deck patterns).

D907-W8X17 minimum size-steel beam, 3¼" lightweight concrete, 1" *non-asbestos* cementitious sprayed fireproofing around beam. (All deck patterns).

D916-W8X28 minimum size steel beam, 4½" normal weight concrete or 3¼" lightweight concrete, ½" *non-asbestos* cementitious sprayed fireproofing around beam. (All deck patterns).

INSPECTION AND TEST: The assemblies listed above achieved two hour fire ratings, with the use of the steel deck, from Underwriters' Laboratories (File R7546 and R7546-1) on the basis of fire resistance tests and engineering evaluations.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted October 5, 1976 under Calendar Number 620-76-SM be reopened and amended to include the additional and modified United Steel Deck Lok-Floor and B-Lok steel floor deck units described above as components of the two hour fire rated floor-ceiling assemblies listed above *under restrained conditions,* on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *Resolution* in accordance with the above report.

* Matter in *italics* represents corrected text.

CORRECTION*

The resolution adopted July 18, 1978 under Calendar Number 621-76-SM and printed in Volume LXIII, Bulletin No. 30 is hereby corrected to read as follows:

621-76-SM

APPLICANT—United Steel Deck, Incorporated, owner.

SUBJECT—Additional floor decks.

APPEARANCES—
For Applicant: R. B. Heagler.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
621-76-SM—Amendment to resolution to include additional floor decks.

United Steel Deck, Incorporated, Summit, New Jersey, requested that the resolution adopted October 5, 1976 under Calendar Number 621-76-SM be reopened and amended to include additional floor decks.

PROPOSED USE: Steel floor decks as components of three hour fire rated floor-ceiling assemblies *under restrained conditions.*

DESCRIPTION: The composite cold-formed deck, United Steel Deck Lok-Floor, is made from galvanized or painted sheet steel conforming to ASTM A611 or ASTM A446. It is 1½", 2" or 3" deep with ribs (corrugations) at 12" centers;

CORRECTIONS

the B-Lok section is 1½" deep with ribs (corrugations) at 6" centers. It is fabricated from steel ranging in metal thicknesses of 16 to 22 gauge. The section properties of the deck have been determined in accordance with the American Iron and Steel Institute *Specification for the Design of Cold-Formed Steel Structural Members*—(Reference Standard RS 10-6 of the Building Code).

The optional steel shear connectors are ¾" diameter studs with 1¼" diameter × ⅜" minimum thick heads with a minimum stud length of 1½" plus the deck depth. Each stud shear connector has a load value established by the American Institute of Steel Construction *Specification for Steel Construction.* (Reference Standard RS 10-5 of the Building Code).

The deck sections are used as components of the assemblies described by the following U. L. Design Nos.:

D902-W8x28 minimum size beam, 4⅜16" lightweight concrete, ¾" *non-asbestos* sprayed fireproofing around beam. (All deck sections).

D916-W8x28 minimum size beam, 4⅜16" lightweight concrete, ⅞" *non-asbestos* cementitious sprayed fireproofing. (All deck sections).

INSPECTION AND TEST: The assemblies listed above achieved three hour fire ratings, with the use of the steel deck, from Underwriters' Laboratories (File R7546) on the basis of fire resistance tests and engineering evaluations.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted October 5, 1976 under Calendar Number 621-76-SM be reopened and amended to include the additional and modified United Steel Deck Lok-Floor and B-Lok steel floor deck units described above as components of the three hour fire rated floor-ceiling assemblies listed above *under restrained conditions,* on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) Alan D. Gershuny,
Executive Director,
For the Committee on Test,

Stuart Lowenthal,
Asst. Engr.,

Thomas W. Farricker, Jr.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

* Matter in *italics* represents corrected text.

CORRECTION*

The resolution adopted July 18, 1978 under Calendar Number 441-78-SA and printed in Volume LXIII, Bulletin No. 30, is hereby corrected to read as follows:

441-78-SA

APPLICANT—Dor-O-Matic Division of Republic Industries, Incorporated, owner.

SUBJECT—Automatic sliding doors.

APPEARANCES—
For Applicant: Barry Durgin.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
Whereas, the report of a Committee on Test reads:
441-78-SA: Dor-O-Matic Division of Republic Industries, Incorporated, Chicago, Illinois, filed for approval of Astro-Slide II sliding doors (Models 71, 72, 81, 82; followed by 36, 42, 48, 60, 78; followed by a three digit suffix beginning with 0 or 9) under the provisions of Article 6 of the Building Code of the City of New York.

PROPOSED USE: Automatic sliding doors.

DESCRIPTION: The non-fire rated doors are of aluminum and glass construction. They are used for pedestrian egress in commercial and industrial buildings. The doors are used singly or in tandem and are normally operated by sliding on tracks. They are 36", 42", 48", 60", or 72" in width. Automatic operation is actuated electrically by pressure applied to the door treadle. The doors can also be swung open manually and are operated this way during a power failure.

INSPECTION AND TEST: The doors have been tested and approved by the City of Los Angeles Department of Building Safety.

RECOMMENDATIONS: The Committee on Test recommends the approval of Astro-Slide II sliding doors (Models 71, 72, 81, 82; followed by 36, 42, 48, 60, 72; followed by a three digit suffix beginning with 0 or 9) under the provisions of Article 6 of the Building Code of the City of New York on the following conditions:

1. The doors shall remain closed in case of power failure.
2. The doors shall be manually operable to swing in the direction of exit travel in case of power failure.
3. All other applicable requirements of the Building Code shall be complied with.
4. *The doors shall be permanently labeled in a conspicuous area reading as follows: "In the event of an emergency these doors may be opened by a manual force not in excess of 15 lbs.".*
5. The doors shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 441-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) Alan D. Gershuny,
Executive Director,
For the Committee on Test,

Stuart Lowenthal,
Asst. Engr.,

Thomas W. Farricker, Jr.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

* Matter in *italics* represents corrected text.

CORRECTIONS

CORRECTION*

The resolution adopted July 18, 1978 and printed in Bulletin No. 30, Volume LXIII under Calendar Number 442-78-SA, is hereby corrected to read as follows:

442-78-SA

APPLICANT—Pem All Fire Extinguishers Corporation, owner.

SUBJECT—Fire extinguisher system for self service gas station.

APPEARANCES—
For Applicant: Joseph A. Kostecki.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
442-78-SA: Pem All Fire Extinguisher Corporation, Cranford, New Jersey, filed for approval of the Pem All PSG-70 Watchman System under the provisions of Article 17 and RS 17 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

PROPOSED USE: Fire extinguishing system for self-service gasoline stations.

DESCRIPTION: The system uses two 35 pound cylinders of potassium bicarbonate dry chemical extinguishing agent. The cylinders are pressurized to 360 psig. Nozzles are provided to direct the flow of the agent. Piston actuators are attached to each cylinder valve. They are operated either electrically or pneumatically. A remote manual pneumatic release is provided at the control center of the station. Also available is an optional remote manual electric release for electric manual operation of the pneumatic release. Automatic electric operation is achieved by the use of thermal detectors mounted over the pump island. Application of heat to the detectors causes electric operation of the pneumatic release. The release devices are interconnected to the shut-off system provided by the manufacturer of the gasoline dispensing equipment to provide simultaneous operation of all cylinders within each zone, shut-off of the pumps, and the sounding of an alarm.

INSPECTION AND TEST: The extinguishing system has been tested and approved by Underwriters' Laboratories (File EX2644) and Underwriters' Laboratories of Canada (File CEx582).

RECOMMENDATIONS: The Committee on Test recommends the approval of the Pem All PGS-70 Watchman System for fire extinguishment at self-service gasoline stations under the following conditions:
1. All uses, locations, and installations of the equipment shall comply with the applicable requirements of the Building Code and Administrative Code of the City of New York and all applicable New York City Local Laws and Administrative Appeals of the Board of Standards and Appeals.
2. All installations shall comply with Fire Department specifications concerning number and height of nozzles, area of coverage, time of release, etc.
3. All installations shall include pneumatic heat activators, manual activator control, and a fail-safe device which automatically disconnects the complete electrical system to the self-service dispensing equipment when the dry chemical suppression system is activated.
4. The equipment shall be under the control and supervision of a person with a Certificate of Fitness from the Fire Department.
5. A list of emergency procedures and instructions shall be conspicuously posted at the control location.
6. *The maintenance and inspection of the suppression equipment shall be as per manufacturers instructions and recommendations with a signed record of same which shall be made available for Fire Department examination.*
7. The equipment shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 442-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

* Matter in *italics* represents corrected text.

CORRECTION*

The resolution adopted July 18, 1978 under Calendar Number 936-77-BZ and printed in Volume LXIII, Bulletin No. 30 is hereby corrected to read as follows:

936-77-BZ

APPLICANT—Samuel H. Lindenbaum for Park Tower Associates owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution permitting in a C5-3R district, the erection of a twenty five story, store and office building that exceeds the permitted floor area ratio, penetrates the sky exposure plane and without the required accessory loading berth.

PREMISES AFFECTED—487-499 Park Avenue, southeast corner of East 59th Street, Block 1313, Lot 4, Borough of Manhattan. Community Board #**5M.**

APPEARANCES—
For Applicant: Samuel H. Lindenbaum, Howard A. Zipser and Blaird P. Shinitz.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, Community Board #5M was notified by the applicant on June 22, 1978, and no response received, and

WHEREAS, this application was granted by the Board on March 21, 1978, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 21, 1978 by adding thereto:

"that the building shall be constructed substantially as shown on revised drawings of proposed conditions

CORRECTIONS

marked 'Received June 19, 1978'—ten sheets; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 27-77)

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*In the Resolved section the resolution is corrected to read shall be constructed, rather than may be altered.

CORRECTION*

The resolution adopted July 18, 1978, and printed in Bulletin No. 30, Volume LXIII under Calendar Number 937-77-A is hereby corrected to read as follows:

937-77-A

APPLICANT—Samuel H. Lindenbaum for Park Tower Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent, re- proposed openings in exterior walls, located on side lot line; previously granted on condition.

PREMISES AFFECTED—487-499 Park Avenue, southeast corner of East 59th Street, Block 1313, Lot 4, Borough of Manhattan. Community Board **#5M.**

APPEARANCES—

For Applicant: Samuel H. Lindenbaum, Howard A. Zipser and David P. Shinitz.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 21, 1978, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 21, 1978 by adding thereto:

"that the building shall be constructed substantially as shown on revised drawings of proposed condition marked 'Received June 19, 1978'—ten sheets; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 27-77)

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*In the Resolved section the resolution is corrected to read shall be constructed, rather than may be altered.

CORRECTION*

The resolution adopted July 18, 1978 under Calendar Number 245-78-BZ and printed in Volume LXIII, Bulletin No. 30 is hereby corrected to read as follows:

245-78-BZ

APPLICANT—Leonard F. Rothkrug for Schatz Bros. Marine Center, Incorporation, owner.

SUBJECT—Application April 10, 1978—decision of the Dept. of Ports and Terminal, under Section 73-25 of the Zoning Resolution, to permit in a C3 district, the enlargement in area and the change in use of an existing boat sales establishment into a boatel.

PREMISES AFFECTED—2725 Knapp Street, east side, 100 feet south of Voorhies Avenue, Block 8839, Lots 11, 14 and 53, Borough of Brooklyn. Community Board **#15BK.**

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Agnes V. Kennedy, Mary Hughes, Conrad Balsen and Michael Powers.

RECOMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 5, 1978, after due notice by publication in the Bulletin; Laid over to July 18, 1978; and

WHEREAS, the decision of the Dept. of Ports and Terminal, dated March 24, 1978, Applic. #780042, reads:

"1. Submit Special Permit from the Board of Standards and Appeals as per Section 73-25 of the Zoning Resolutions."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-25 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant* a Special Permit under Section 73-25 of the Zoning Resolution, to permit in a C3 district, the enlargement in area and the change in use of an existing boat sales establishment into a boatel *on condition* that all work shall substantially conform to drawings filed with this application marked received "April 10, 1978", 11 sheets and "July 13, 1978", 1 sheet and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

---

*The resolution is corrected to read, Recommendation of Community Board—Opposed to the application, also in the subject section, correction is made to read; decision of the Dept. of Ports and Terminal rather than the Borough Superintendent.

CORRECTION*

The resolution adopted June 20, 1978 and printed in Bulletin No. 26, Volume LXIII under Calendar Number 1013-66-A is hereby corrected to read as follows:

1013-66-A

APPLICANT—Pitney Bowes-Copier Systems Division, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—Appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as *Pitney-Bowes Toner and (2) Pitney-Bowes Intensifier* in 16 ounce metal sealed can. Containers not in accordance with Administrative Code requirements; previously granted on condition.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

CORRECTIONS

Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 22, 1966, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 22, 1966 by adding thereto:

"That the type of plastic presently used for the toner bottle may be substituted by a high density polyethelene (HD-PE) plastic; that the container shall comply with drawing filed November 29, 1977—one sheet, and that the container shall indicate the wording: 'container approved by New York City Board of Standards and Appeals'; *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects." (F.D. Decision Dated Feb. 28, 1978)

* In the Subject section the products name has been corrected to read Pitney-Bowes Toner and (2) Pitney-Bowes Intensifier, rather than Mobiloil Outboard Super.

CORRECTION*

The resolution adopted July 18, 1978 and printed in Bulletin No. 30 Volume LXIII under Calendar Number 386-76-A is hereby corrected to read as follows:

386-78-A

APPLICANT—Paschal Corbo for Anthony Carlo and Lilian Carlo, owners.

SUBJECT—Application May 25, 1978—for Reinstatement of Building Permit.

PREMISES AFFECTED—47 Burgher Avenue, north side, 437.20 feet east of Richmond Road, Block 3290, Lot 66, Dongan Hills, Borough of Staten Island.

APPEARANCES—
For Applicant: Natale R. Anzelmo.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fosella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 19, 1978, on N. B. Applic. #677/77, indicates that request for reinstatement of permit on the basis that:

1. Section 23-47 requires only one rear yard.
2. That 10% of the perimeter of the building does front directly upon the street as per Section C26-401.1 is denied.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions.*

Resolved, that the order and decision of the Borough Superintendent, dated May 19, 1978 acting on N. B. Applic. #677/77 Items Nos. 1 and 2 be and it hereby is modified and that the appeal be and it hereby is *granted* on the basis that the portion of the building facing Burgher Avenue constitutes more than 10% of the perimeter of the building and that the area in front of the dwelling is considered a front yard and *on condition* that the building shall substantially conform to drawings, marked "Received May 25, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

* In the Resolved section the resolution has been corrected to read, Items Nos. 1 and 2 rather than Objection Nos. 1 and 2.

CORRECTION*

The resolution adopted January 17, 1978 under Calendar Number 505-77-BZ and printed in Volume LXIII, Bulletin No. 4, is hereby corrected to read as follows:

505-77-BZ

APPLICANT—Harold Herman for Solita N. Herman, owner.

SUBJECT—Application July 27, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the enlargement by four additional stores on an existing five story garage structure and the conversion into a multiple dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room and penetration of the sky exposure plane.

PREMISES AFFECTED—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Harold Herman.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1977, after due notice by publication in the Bulletin; Laid over to November 29, 1977; then to December 20, 1977; then to January 17, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated July 20, 1977, acting on Alt. Applic. #129/1977, reads:

"21. Proposed enlargement is contrary to Section 23-142 ZR since it does not comply with FAR and OSR.

22. Proposed conversion and enlargement is contrary to Section 23-223 ZR since it does not comply with LA/RM.

23. Proposed enlargement is contrary to Section 23-632-ZR since it will pierce sky exposure plane.

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the enlargement by four additional stories on an existing five-story garage structure and the conversion into a multiple dwelling that creates noncompliance in floor area ratio, open space ratio, lot area per room and penetration of the sky exposure plane, *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 27, 1977", 14 sheets; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

* In the Resolution section, the resolution has been corrected to include objection 23. Proposed enlargement is contrary to Section 23-632-ZR since it will pierce sky exposure plane.

RULES OF PROCEDURE

89-27-SR

[Bracketed] words are deleted.
Italicized words are added.

ARTICLE III—THE CALENDAR

6. In such cases where an application is filed for an extension of the term of the variance, within three days of filing with the Board, the applicant shall forward a copy of the application together with all new case material by certified mail or personal service to the Local Community Board which has jurisdiction within the area affected by the application or when the affected area is within the district of more than one Local Board, one copy each of all such new material shall be submitted to the two or more Local Community Boards affected and the appropriate Borough Board. The applicant shall submit proof of such service to this Board within ten days of initial filing. Within thirty (30) calendar days after receipt, the Local Community Board, or in an appropriate case, the two or more Local Community Boards and Borough Board, may hold a public hearing on the application and submit their recommendation to this Board or may waive a public hearing. Upon receipt of a recommendation or a waiver from each of the concerned Local Community Boards or Borough Board or upon the expiration of the time limit for their review, this Board may proceed to review the application and to make a decision. Not less than twenty (20) days prior to the date of a hearing by this Board, the applicant shall send notice of such hearing by personal service or certified mail to the concerned Local Community Boards or Borough Board. The applicant shall submit proof of such service to this Board not less than five (5) days prior to such hearing date.

ARTICLE IV—DISPOSITION OF CASES

6. In such zoning cases where the Board may determine, based upon the written and oral testimony at its hearing, that there is a likelihood that its decision may be appealed to the Board of Estimate under the provisions of Section 668 of the New York City Charter, the Board may declare as an express condition in its resolution that the variance or special permit shall not take effect until thirty-one (31) days after the date of certification of such resolution.

ARTICLE V—ZONING APPLICATIONS

4. As soon as any application is completed by the filing of the data required in Form BZ and payment of the prescribed fee, the case shall receive a Calendar Number. The Executive Director shall forward a copy of all case material to the City Planning Commission. In addition a copy of all case material shall be submitted by the applicant by certified mail or personal service *upon a duly authorized member of the Community Board(s) who shall sign a receipt for such material,* to the Local Community Board which has jurisdiction within the area affected by the application or when the affected area is within the district of more than one local board, one copy each of all such material shall be submitted to the two or more Local Community Board's affected and the appropriate Borough Board. The applicant shall submit proof of such service to this Board within ten (10) days of initial filing. The aforesaid notice by certified mail *or the signed receipt by a duly authorized member of the Community Board(s)* shall constitute the certification of completeness under the Uniform Land Use Review Procedure pursuant to Section 197-c of the New York City Charter. Within sixty (60) calendar days after receipt, the community board shall hold a public hearing and submit a written recommendation concerning such application. For purposes of this provision, a community board shall be deemed to have received an application three (3) calendar days after the mailing of the notice to the community board. A community board may waive in writing the holding of a public hearing and the adoption of a written recommendation. Upon receipt of a waiver or recommendation from each of the concerned community boards or borough board or upon the expiration of the time limit for community board or borough board review, the Board may proceed to review the application and to make a decision. Any public hearing scheduled for a date prior to the expiration of the time limits for action by the community or borough boards shall be adjourned until the first meeting after such time limits. After review of the application by the Examiner, the applicant shall be notified by the Executive Director on Form 6CC of the date set for the public hearing, which shall be at least thirty (30) days after the mailing of said notice. Simultaneously, the Executive Director shall notify the Chairman of the City Planning Commission and the Chairman of the local Community Board which has jurisdiction or in appropriate cases the Chairmen of the two or more local Community Boards and Borough Board affected. With this notice, the applicant shall be supplied with an official copy of Form 7NO, which he or she is required to send by certified mail, or by personal service or by regular mail not less than twenty (20) days prior to the date of such hearing to every property owner entitled to notice of the application and to the Chairman of the City Planning Commission and to the Chairman of the Local Community Board which has jurisdiction or in appropriate cases the Chairmen of the two or more Local Community Boards and the Borough Board affected. The area of notification to affected property owners shall be defined as a radius of 400 feet from the center of the lot which is the subject matter of the application except that for lots of 50,000 square feet or more in area or having a frontage of more than 300 feet on any one street, the affected area shall be within a line running parallel to and 200 feet from all site property lines. A radius of 200 feet shall be taken from corners of the site property having an interior angle of less than 180 degrees. On all applications for lots containing separately owned one, two or three family dwellings, and on applications for special permits, the area of notification to the affected property owners shall be defined as a radius of 200 feet from the center of the lot. In addition, the applicant shall publish the contents of Form 7NO, or such notice as may be approved by the Secretary of the Board, at his or her own expense in one newspaper of local circulation or one newspaper of general circulation, except, that publication shall not be required for applications involving bulk variances on separately owned one, two and three family dwellings and for applications involving special permits. The publication of this notice shall take place in such newspaper on one day of each week for two (2) of the three (3) weeks prior to the Public Hearing. The Secretary, or such staff member as the Chairman shall designate, shall notify the applicant in a notice to accompany Form 6CC in which newspaper the applicant shall place the notice to be published. Five (5) days prior to such hearing date, the applicant shall file a verified statement that each property owner, the Chairman of the City Planning Commission, the Chairman of the Local Community Board having jurisdiction or in the appropriate case the Chairmen of the two or more Local Community Boards and the Borough Board affected has been so notified, either by personal service or by certified mail or by regular mail. If such service has been by regular mail, the applicant shall submit an affidavit of mailing together with an official Post Office Certificate of Mailing. The applicant shall also file a copy of the published notice with appropriate proof of publication. Not less than fourteen (14) days notice of the said hearing shall be given publication in the Bulletin of the Board.

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NOTICE TO APPLICANTS

89-27-SR

Amendments to the Rules of Procedure

Please be advised that the following changes in the Rules of Procedure of the Board of Standards and Appeals have been proposed and will be considered for adoption at the public hearing of the Board to be held on Tuesday, October 17, 1978, at 2:00 P.M.

ALAN D. GERSHUNY, *Executive Director*

CONTENTS

Notice to Applicants.

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, September 19, 1978, Affecting Calendar Numbers—

48-53-BZ—Vol. I	14-77-A	524-40-A
788-57-BZ	73-77-BZ	332-78-BZ
602-71-BZ	74-77-A	334-78-BZ
742-72-BZ	21-78-BZ	352-78-BZ
524-40-A	43-78-BZ	353-78-BZ
70-52-BZ—Vol. II	72-78-BZ	80-78-BZ
889-55-BZ—Vol. II	278-78-BZ	
64-60-A	307-78-BZ	

Minutes of Regular Meeting, Tuesday Afternoon, September 19, 1978, Affecting Calendar Numbers—

477-46-SA	271-49-SA	240-78-A
436-58-SA	49-78-A	289-78-A
175-64-SA	207-78-A	316-78-A
242-71-SM	225-78-A	329-78-A
23-74-SA	226-78-A	331-78-A
356-78-SA	227-78-A	414-78-A
480-78-SM	228-78-A	443-78-A
409-45-SA	238-78-A	504-78-A

Rules of Procedure—89-27-SR.

CALENDAR

DOCKET

New Cases filed up to September 19, 1978

Cal. No. *Dept.* *Premises Affected*

735-78-A—B.S.I.—Hunt Lane, south side, 330.26 feet east of Buttonwood Road, Block 881, Lot 295, Dongan Hills, Borough of Staten Island, N.B. #1242/78. re- Sec. 36, building not fronting on a legal street, General City Law.

736-78-BZ—B.B.—710/716 Wortman Avenue, a/k/a 869 Pine Street, southeast corner, Block 4547, Lots 1 and 3, Borough of Brooklyn, Community Board **#5BK.**, Alt. #803/78. re- Proposed commercial parking lot UG 16 in R-4 zone, Cont. to Sec. 22-00 Z.R.

737-78-A—B.B.—2520 65th Street, 369/381 Avenue P, northwest corner, Block 6607, Lot 82, Borough of Brooklyn, N.B. #34/78. re- Proposed self-service gas station, Cont. to C19-73.0 (b)(2).

738-78-A—B.B.—1533 Utica Avenue, southeast corner of Glenwood Road, Block 7734, Lot 34, Borough of Brooklyn, N.B. #39/78. re- Proposed self-service gas station, Cont. to C19-73.0 (b)(2).

739-78-A—B.B.—812 65th Street, southeast corner of 8th Avenue, Block 5749, Lot 6, Borough of Brooklyn, N.B. #180/77. re- Proposed self-service gas station, Cont. to C19-73.0 (b)(2).

740-78-SA—Fire and Sprinkler Alarm Equipment, manufactured by Potter Electric Signal Company. Appliance.

741-78-BZ—B.B.—111 Penn Street, north side, 86.7 feet east of Bedford Avenue, Block 2211, Lot 60, Borough of Brooklyn, Community Board **#1BK.**, Alt. #648/78. re- rear yard; floor area; open space.

742-78-A—B.B.—111 Penn Street, north side, 86.7 feet east of Bedford Avenue, Block 2211, Lot 60, Borough of Brooklyn, Alt. #648/78. re- Proposed enlargement, Cont. to Sec. 171 MDL.

743-78-A—B.Q.—34-15 Bradley Avenue, Block 306, Lot 1, Long Island City, Borough of Queens. Building Department Order Q51. Interpretation of Adm. Code and Zoning Res. (Sign).

744-78-A—B.Q.—Queens Boulevard and Laurel Hill Avenue (termination) on Long Island Railroad Structure, Maspeth, Borough of Queens. Building Department Order Q192. Interpretation of Adm. Code and Zoning Resolution. (Sign).

745-78-SA—WO-FC-72 Series Control Panels, WO-RCS-Series Remote Control Stations, WO-PP-100 Purge Panels (Fire detection; alarm and releasing systems), manufactured by Wolf-Ortiz Incorporated. Appliance.

746-78-A—B.M.—10 Hanover Square, east side, between Pearl Street, and Water Street, Block 31, Lot 1, Borough of Manhattan. Appeal from Cal. No. 281-77-BCR—Reference Standard 13-1.

747-78-A—B.M.—140 Broadway, east side, bounded by Liberty Street, Nassau Street and Cedar Street, Block 48, Lot 1, Borough of Manhattan. Appeal from Cal. No. 281-77-BCR—Reference Standard 13-1.

748-78-A—B.M.—22 Courtland Street, west side, 149.3 feet west of Broadway, Block 63, Lots 3 and 6, Borough of Manhattan. Appeal from Cal. 281-77-BCR—Reference Standard 13-1.

749-78-A—B.M.—1 Penn Plaza, northwest corner of West 33rd Street, and Eighth Avenue, Block 783, Lot 1, Borough of Manhattan. Appeal from Cal. No. 281-77-BCR—Reference Standard 13-1.

750-78-A—B.M.—2021-2035 Broadway, 201-215 Amsterdam Avenue, northwest corner of West 69th Street, Block 1141, Lot 1, Borough of Manhattan. N.B. #41/72. re- temporary certificate of occupancy, Cont. to Sec. 301.4 of MDL.

751-78-BZ—B.Q.—200-15 Northern Boulevard, northwest corner of 201st Street, Block 6261, Lot 30, Flushing, Borough of Queens, Community Board **#11Q**, Alt. #835/78. re- Proposed change from gas station with minor repairs into auto repairs; reconsideration Sec. 11-41 Z.R.

752-78-A—B.S.I.—20 Kinsey Place, northwest corner of Dolson Place, Block 1290, Lot 92, Mariners Harbor, Borough of Staten Island, N.B. #1204/78. re- Sec. 36, building not fronting on a legal street, General City Law; storm water disposal, Local Law #7.

753-78-A—F.D.—254 West 54th Street, south side, 125 feet east of Eighth Avenue, Block 1025, Lot 58, Borough of Manhattan, Fire Department letter dated September 15, 1978, Modification of Certificate of Occupancy #77884.

754-78-A—B.Q.—114 Beach 60th Street, east side, 415.0 feet south of Larkin Avenue, Block 15931, Lot 19, Arverne, Borough of Queens, N.B. #73/78. re- Storm water disposal, Local Law #7.

755-78-A—B.Q.—116 Beach 60th Street, east side, 380.0 feet south of Larkin Avenue, Block 15931, Lot 21, Arverne, Borough of Queens, N.B. #74/78. re- Storm water disposal, Local Law #7.

756-78-A—B.Q.—118 Beach 60th Street, east side, 345.0 feet south of Larkin Avenue, Block 15931, Lot 33, Arverne, Borough of Queens, N.B. #75/78. re- Storm water disposal, Local Law #7.

757-78-A—B.Q.—120 Beach 60th Street, east side, 310.0 feet south of Larkin Avenue, Block 15931, Lot 23, Arverne, Borough of Queens, N.B. #76/78. re- Storm water disposal, Local Law #7.

758-78-A—B.Q.—122 Beach 60th Street, east side, 283.33 feet south of Larkin Avenue, Block 15931, Lot 25, Arverne, Borough of Queens, N.B. #77/78. re- Storm water disposal, Local Law #7.

759-78-A—B.Q.—126 Beach 60th Street, east side, 256.66 feet south of Larkin Avenue, Block 15931, Lot 26, Arverne, Borough of Queens, N.B. #78/78. re- Storm water disposal, Local Law #7.

760-78-A—B.Q.—128 Beach 60th Street, east side, 229.99 feet south of Larkin Avenue, Arverne, Borough of Queens, N.B. #79/78. re- Storm water disposal, Local Law #7.

761-78-A—B.Q.—130 Beach 60th Street, 203.31 feet south of Larkin Avenue, Block 15931, Lot 29, Arverne, Borough of Queens, N.B. #80/78. re- Storm water disposal, Local Law #7.

762-78-A—B.Q.—132 Beach 60th Street, east side, 176.65 feet south of Larkin Avenue, Block 15931, Lot 30, Ar-

verne, Borough of Queens, N.B. #81/78. Storm water disposal, Local Law #7.

763-78-A—B.Q.—134 Beach 60th Street, east side, 150.0 feet south of Larkin Avenue, Block 15931, Lot 31, Arverne, Borough of Queens, N.B. #82/78. re- Storm water disposal, Local Law #7.

764-78-A—B.Q.—93 Beach 60th Street, west side, 699.17 feet south of Larkin Avenue, Block 15932, Lot 79, Arverne, Borough of Queens, N.B. #83/78. re- Storm water disposal, Local Law #7.

765-78-A—B.Q.—95 Beach 60th Street, west side, 663.17 feet south of Larkin Avenue, Block 15932, Lot 77, Arverne, Borough of Queens, N.B. #84/78. re- Storm water disposal, Local Law #7.

766-78-A—B.Q.—97 Beach 60th Street, west side, 598.79 feet south of Larkin Avenue, Block 15932, Lot 76, Arverne, Borough of Queens, N.B. #85/78. re- Storm water disposal, Local Law #7.

767-78-A—B.Q.—99 Beach 60th Street, west side, 564.41 feet south of Larkin Avenue, Arverne, Borough of Queens, N.B. #86/78. re- Storm water disposal, Local Law #7.

768-78-A—B.Q.—101 Beach 60th Street, west side, 540.85 feet south of Larkin Avenue, Block 15931, Lot 74, Arverne, Borough of Queens, N.B. #87/78. re- Storm water disposal, Local Law #7.

769-78-A—B.Q.—103 Beach 60th Street, west side, 517.35 feet south of Larkin Avenue, Block 15932, Lot 72, Arverne, Borough of Queens, N.B. #88/78. re- Storm water disposal, Local Law #7.

770-78-A—B.Q.—105 Beach 60th Street, west side, 493.85 south of Larkin Avenue, Block 15932, Lot 71, Arverne, Borough of Queens, N.B. #89/78. re- Storm water disposal, Local Law #7.

771-78-A—B.Q.—107 Beach 60th Street, west side, 470.35 feet south of Larkin Avenue, Block 15932, Lot 70, Arverne, Borough of Queens, N.B. #90/78. re- Storm water disposal, Local Law #7.

772-78-A—B.Q.—109 Beach 60th Street, west side, 446.85 feet south of Larkin Avenue, Block 15932, Lot 69, Arverne, Borough of Queens, N.B. #91/78. re- Storm water disposal, Local Law #7.

773-78-A—B.Q.—111 Beach 60th Street, west side, 423.35 feet south of Larkin Avenue, Block 15932, Lot 68, Arverne, Borough of Queens, N.B. #92/78. re- Storm water disposal, Local Law #7.

774-78-A—B.Q.—135 Beach 60th Street, west side 204.35 feet south of Larkin Avenue, Block 15932, Lot 156, Arverne, Borough of Queens, N.B. #93/78. re- Storm water disposal, Local Law #7.

775-78-A—B.Q.—137 Beach 60th Street, west side, 180.35 feet south of Larkin Avenue, Block 15932, Lot 155, Arverne, Borough of Queens, N.B. #94/78. re- Storm water disposal, Local Law #7.

776-78-A—B.Q.—139 Beach 60th Street, west side, 148.83 feet south of Larkin Avenue, Block 15932, Lot 54, Arverne, Borough of Queens, N.B. #95/78. re- Storm water disposal, Local Law #7.

777-78-A—B.Q.—141 Beach 60th Street, west side, 117.35 feet south of Larkin Avenue, Block 15932, Lot 53, Arverne, Borough of Queens, N.B. #96/78. re- Storm water disposal, Local Law #7.

778-78-A—B.Q.—143 Beach 60th Street, west side, 85.85 feet south of Larkin Avenue, Block 15932, Lot 51, Arverne, Borough of Queens, N.B. #97/78. re- Storm water disposal, Local Law #7.

779-78-A—B.Q.—145 Beach 60th Street, west side, 54.35 feet south of Larkin Avenue, Block 15932, Lot 50, Arverne, Borough of Queens, N.B. #98/78. re- Storm water disposal, Local Law #7.

780-78-A—B.Q.—147 Beach 60th Street, west side, 30.35 feet south of Larkin Avenue, Block 15932, Lot 47, Arverne, Borough of Queens, N.B. #99/78. re- Storm water disposal, Local Law #7.

781-78-A—B.Q.—149 Beach 60th Street, west side, 30.35 feet south of Larkin Avenue, Block 15932, Lot 45, Arverne, Borough of Queens, N.B. #100/78. re- Storm water disposal, Local Law #7.

782-78-A—B.Q.—148 Beach 61st Street, east side, 13.17 feet south of Larkin Avenue, Block 15932, Lot 37, Arverne, Borough of Queens, N.B. #101/78. re- Storm water disposal, Local Law #7.

783-78-A—B.Q.—150 Beach 61st Street, east side, 91.34 feet south of Larkin Avenue, Block 15932, Lot 38, Arverne, Borough of Queens, N.B. #102/78. re- Storm water disposal, Local Law #7.

784-78-A—B.Q.—152 Beach 61st Street, east side, 69.51 feet south of Larkin Avenue, Block 15932, Lot 39, Arverne, Borough of Queens, N.B. #103/78. re- Storm water disposal, Local Law #7.

785-78-A—B.Q.—154 Beach 61st Street, east side, 47.68 feet south of Larkin Avenue, Block 15932, Lot 40, Arverne, Borough of Queens, N.B. #104/78. re- Storm water disposal, Local Law #7.

786-78-A—B.Q.—156 Beach 61st Street, east side, 25.85 feet south of Larkin Avenue, Block 15932, Lot 42, Arverne, Borough of Queens, N.B. #105/78. re- Storm water disposal, Local Law #7.

787-78-A—B.Q.—158 Beach 61st Street, southeast corner of Larkin Avenue, Block 15932, Lot 43, Arverne, Borough of Queens, N.B. #106/78. re- Storm water disposal, Local Law #7.

788-78-A—B.Q.—97 Beach 61st Street, west side, 799.91 feet south of Larkin Avenue, Block 15933, Lot 86, Arverne, Borough of Queens, N.B. #107/78. re- Storm water disposal, Local Law #7.

789-78-A—B.Q.—99 Beach 61st Street, west side, 763.97 feet south of Larkin Avenue, Block 15933, Lot 83, Arverne, Borough of Queens, N.B. #108/78. re- Storm water disposal, Local Law #7.

790-78-A—B.Q.—101 Beach 61st Street, west side, 699.59 feet south of Larkin Avenue, Block 15933, Lot 81, Arverne, Borough of Queens, N.B. #109/78. re- Storm water disposal, Local Law #7.

791-78-A—B.Q.—103 Beach 61st Street, west side, 668.09 feet south of Larkin Avenue, Block 15933, Lot 80, Arverne, Borough of Queens, N.B. #110/78. re- Storm water disposal, Local Law #7.

792-78-A—B.Q.—105 Beach 61st Street, west side, 644.28 feet south of Larkin Avenue, Block 15933, Lot 78, Ar-

verne, Borough of Queens, N.B. #111/78. re- Storm water disposal, Local Law #7.

793-78-A—B.Q.—107 Beach 61st Street, west side, 620.28 feet south of Larkin Avenue, Block 15933, Lot 77, Arverne, Borough of Queens, N.B. #112/78. re- Storm water disposal, Local Law #7.

794-78-A—B.Q.—109 Beach 61st Street, west side, 596.28 feet south of Larkin Avenue, Block 15933, Lot 76, Arverne, Borough of Queens, N.B. #113/78. re- Storm water disposal, Local Law #7.

795-78-A—B.Q.—111 Beach 61st Street, west side, 572.28 feet south of Larkin Avenue, Block 15933, Lot 74, Arverne, Borough of Queens, N.B. #114/78. re- Storm water disposal, Local Law #7.

796-78-A—B.Q.—113 Beach 61st Street, west side, 548.28 feet south of Larkin Avenue, Block 15933, Lot 73, Arverne, Borough of Queens, N.B. #115/78. re- Storm water disposal, Local Law #7.

797-78-A—B.Q.—115 Beach 61st Street, west side, 524.28 feet south of Larkin Avenue, Block 15933, Lot 72, Arverne, Borough of Queens, N.B. #116/78. re- Storm water disposal, Local Law #7.

798-78-A—B.Q.—117 Beach 61st Street, west side, 490.78 feet south of Larkin Avenue, Block 15933, Lot 70, Arverne, Borough of Queens, N.B. #117/78. re- Storm water disposal, Local Law #7.

799-78-A—B.Q.—119 Beach 61st Street, west side, 457.28 feet south of Larkin Avenue, Block 15933, Lot 69, Arverne, Borough of Queens, N.B. #118/78. re- Storm water disposal, Local Law #7.

800-78-A—B.Q.—121 Beach 61st Street, west side, 433.28 feet south of Larkin Avenue, Block 15933, Lot 68, Arverne, Borough of Queens, N.B. #119/78. re- Storm water disposal, Local Law #7.

801-78-A—B.Q.—123 Beach 61st Street, west side, 409.28 feet south of Larkin Avenue, Block 15933, Lot 66, Arverne, Borough of Queens, N.B. #120/78. re- Storm water disposal, Local Law #7.

802-78-A—B.Q.—125 Beach 61st Street, west side, 385.28 feet south of Larkin Avenue, Block 15933, Lot 65, Arverne, Borough of Queens, N.B. #121/78. re- Storm water disposal, Local Law #7.

803-78-A—B.Q.—127 Beach 61st Street, west side, 361.28 feet south of Larkin Avenue, Block 15933, Lot 64, Arverne, Borough of Queens, N.B. #122/78. re- Storm water disposal, Local Law #7.

804-78-A—B.Q.—129 Beach 61st Street, west side. 327.78 feet south of Larkin Avenue, Block 15933, Lot 62, Arverne, Borough of Queens, N.B. #123/78. re- Storm water disposal, Local Law #7.

805-78-A—B.Q.—131 Beach 61st Street, west side, 294.28 feet south of Larkin Avenue, Block 15933, Lot 61, Arverne, Borough of Queens, N.B. #124/78. re- Storm water disposal, Local Law #7.

806-78-A—B.Q.—133 Beach 61st Street, west side, 270.27 feet south of Larkin Avenue, Block 15933, Lot 60, Arverne, Borough of Queens, N.B. #125/78. re- Storm water disposal, Local Law #7.

807-78-A—B.Q.—135 Beach 61st Street, west side, 246.28 feet south of Larkin Avenue, Block 15933, Lot 59, Arverne, Borough of Queens, N.B. #126/78. re- Storm water disposal, Local Law #7.

808-78-A—B.Q.—191 Beach 61st Street, west side, 82.49 feet south of Rockaway Beach Boulevard, Block 15904, Lot 24, Arverne, Borough of Queens, N.B. #127/78. re- Storm water disposal, Local Law #7.

809-78-A—B.Q.—193 Beach 61st Street, west side, 59.0 feet south of Rockaway Beach Boulevard, Block 15904, Lot 22, Arverne, Borough of Queens, N.B. #128/78. re- Storm water disposal, Local Law #7.

810-78-A—B.Q.—172 Beach 61st Street, east side, 50.42 feet north of Larkin Avenue, Block 15903, Lot 3, Arverne, Borough of Queens, N.B. #129/78. re- Storm water disposal, Local Law #7.

811-78-A—B.Q.—174 Beach 61st Street, east side, 73.42 feet north of Larkin Avenue, Block 15 03, Lot 4, Arverne, Borough of of Queens, N.B. #130/78. re- Storm water disposal, Local Law #7.

812-78-A—B.Q.—176 Beach 61st Street, east side, 96.42 feet north of Larkin Avenue, Block 15903, Lot 5, Arverne, Borough of Queens, N.B. #131/78. re- Storm water disposal, Local Law #7.

813-78-A—B.Q.—178 Beach 61st Street, east side, 119.42 feet north of Larkin Avenue, Block 15903, Lot 6, Arverne, Borough of Queens, N.B. #132/78. re- Storm water disposal, Local Law #7.

814-78-A—B.Q.—180 Beach 61st Street, east side, 142.42 feet north of Larkin Avenue, Block 15903, Lot 108, Arverne, Borough of Queens, N.B. #133/78. re- Storm water disposal, Local Law #7.

815-78-A—B.Q.—182 Beach 61st Street, east side, 174.42 feet north of Larkin Avenue, Block 15903, Lot 109, Arverne, Borough of Queens, N.B. #134/78. re- Storm water disposal, Local Law #7.

816-78-A—B.Q.—184 Beach 61st Street, east side, 126.92 feet south of Rockaway Beach Boulevard, Block 15903, Lot 10, Arverne, Borough of Queens, N.B. #135/78. re- Storm water disposal, Local Law #7.

817-78-A—B.Q.—186 Beach 61st Street, east side, 103.92 feet south of Rockaway Beach Boulevard, Block 15903, Lot 12, Arverne, Borough of Queens, N.B. #136/78. re- Storm water disposal, Local Law #7.

818-78-A—B.Q.—188 Beach 61st Street, east side, 80.92 feet south of Rockaway Beach Boulevard, Block 15903, Lot 13, Arverne, Borough of Queens, N.B. #137/78. re- Storm water disposal, Local Law #7.

819-78-A—B.Q.—190 Beach 61st Street, east side, 57.92 feet south of Rockaway Beach Boulevard, Block 15903, Lot 14, Arverne, Borough of Queens, N.B. #138/78. re- Storm water disposal, Local Law #7.

820-78-A—B.Q.—192 Beach 61st Street, east side, 34.92 feet south of Rockaway Beach Boulevard, Block 15903, Lot 16, Arverne, Borough of Queens, N.B. #139/78. re- Storm water disposal, Local Law #7.

821-78-A—B.Q.—194 Beach 61st Street, southeast corner of Rockaway Beach Boulevard, Block 15903, Lot 18, Arverne, Borough of Queens, N.B. #140/78. re- Storm water disposal, Local Law #7.

822-78-A—B.Q.—169 Beach 60th Street, west side, 171.65 feet north of Larkin Avenue, Block 15903, Lot 29, Ar-

CALENDAR

verne, Borough of Queens, N.B. #141/78. re- Storm water disposal, Local Law #7.

823-78-A—B.Q.—171 Beach 60th Street, west side, 189.75 feet south of Rockaway Beach Boulevard, Block 15903, Lot 128, Arverne, Borough of Queens, N.B. #142/78. re- Storm water disposal, Local Law #7.

824-78-A—B.Q.—173 Beach 60th Street, west side, 165.75 south of Rockaway Beach Boulevard, Block 15903, Lot 127, Arverne, Borough of Queens, N.B. #143/78. re- Storm water disposal, Local Law #7.

825-78-A—B.Q.—175 Beach 60th Street, west side, 141.75 feet south of Rockaway Beach Boulevard, Block 15903, Lot 125, Arverne, Borough of Queens, N.B. #144/78. re- Storm water disposal, Local Law #7.

826-78-A—B.Q.—177 Beach 60th Street, west side, 117.75 feet south of Rockaway Beach Boulevard, Block 15903, Lot 24, Arverne, Borough of Queens, N.B. #145/78. re- Storm water disposal, Local Law #7.

827-78-A—B.Q.—179 Beach 60th Street, west side, 93.75 feet south of Rockaway Beach Boulevard, Block 15903, Lot 23, Arverne, Borough of Queens, N.B. #146/78. re- Storm water disposal, Local Law #7.

828-78-A—B.Q.—181 Beach 60th Street, west side, 69.75 feet south of Rockaway Beach Boulevard, Block 15903, Lot 22, Arverne, Borough of Queens, N.B. #147/78. re- Storm water disposal, Local Law #7.

829-78-A—B.Q.—183 Beach 60th Street, southwest corner of Rockaway Beach Boulevard, Block 15903, Lot 21, Arverne, Borough of Queens, N.B. #148/78. re- Storm water disposal, Local Law #7.

830-78-A—B.Q.—186 Beach 60th Street, east side, 136.52 feet south of Rockaway Beach Boulevard, Block 15902, Lot 18, Arverne, Borough of Queens, N.B. #155/78. re- Storm water disposal, Local Law #7.

831-78-A—B.Q.—188 Beach 60th Street, east side, 101.52 feet south of Rockaway Beach Boulevard, Block 15902, Lot 19, Arverne, Borough of Queens, N.B. #156/78. re- Storm water disposal, Local Law #7.

832-78-A—B.Q.—192 Beach 60th Street, east side, 77.52 feet south of Rockaway Beach Boulevard, Block 15902, Lot 20, Arverne, Borough of Queens, N.B. #157/68. re- Storm water disposal, Local Law #7.

833-78-A—B.Q.—194 Beach 60th Street, southeast corner of Rockaway Beach Boulevard, Block 15902, Lot 22, Arverne, Borough of Queens, N.B. #158/78. re- Storm water disposal, Local Law #7.

834-78-A—B.S.I.—69 Reynolds Street, north side, 388 feet east of Saint Marys Avenue, Block 2988, Lot 15, Rosebank, Borough of Staten Island, N.B. #1128/78. re- Sec. 36, building not fronting on a legal street, General City Law; Storm water disposal, Local Law #7.

835-78-A—B.M.—534 East 84th Street, south side, 123 feet west of East End Avenue, Block 1580, Lot part 30 (former 32), Borough of Manhattan. Building Department letter dated September 30, 1977, re- review of B.N. #3846/76.

836-78-A—B.M.—88 East End Avenue, west side, 76.4 feet south of East 84th Street, Block 1580, Lot part 30 (former 27), Borough of Manhattan. Building Department letter dated September 28, 1977, re- B.N. #1574/77 or C. of O. #7734.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

OCTOBER 17, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 17, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

821-77-A

APPLICANT—Agustus A. Beekman, Fire Commissioner.
OWNER OF PREMISES—New Lots Company.
SUBJECT—Application for consideration—to withdraw the application of November 4, 1977—for Modification of Certificate of Occupancy #206977 re- sprinkler system.
PREMISES AFFECTED—644 Pennsylvania Avenue, northwest corner of New Lots, Block 4298, Lot 7, Borough of Brooklyn.

238-77-BZ

APPLICANT—Sheldon Lobel for Evyan Perfumes, Incorporated and Chemical Research and Manufacturers, Incorporated, owner.
SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 and C2-5 district, the extension and enlargement in floor area of an existing perfume manufacturing establishment that increases the degree of non-conformity and the degree of non-compliance in floor area ratio and rear yard encroachment.
PREMISES AFFECTED—351 East 34th Street, 599 First Avenue, northwest corner, 332-350 East 35th Street, Block 940, Lots 31, 38 and 41, Borough of Manhattan.

406-76-BZ

APPLICANT—Leonard F. Rothkrug for 18-20 East 50th Street Company, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 24, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 72-01(b) and 72-21 of the Zoning Resolution, permitting in a C5-3(F) district, in an eleven story building previously before the Board, the change in use of the basement, first floor, second floor and mezzanine from art and auction galleries into a health establishment.
PREMISES AFFECTED—18-20 East 50th Street, south side, 70 feet west of Madison Avenue, Block 1285, Lot 59, Borough of Manhattan. Community Board #5M.

768-76-BZ

APPLICANT—Paul Gugliotta for 335 West 38th Street Cooperative Corporation, owner.
SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 5, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution,

CALENDAR

permitting in a M1-5 district, in an existing twelve story building, the conversion of the second through twelfth floors into joint living-working quarters.

PREMISES AFFECTED—335 West 38th Street, north side, 300 feet east of Ninth Avenue, Block 762, Lots 14 and 15, Borough of Manhattan.

700-68-BZ

APPLICANT—Walter T. Gorman for Exxon Company, U. S. A., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in an R1-2 district, the reconstruction of an automotive service station with accessory uses; previously before the Board.

PREMISES AFFECTED—232-06 to 232-20 Northern Boulevard (45-02 23rd Street), southwest corner, Block 8165, Lot 25, Douglaston, Borough of Queens. Community Board #11Q.

606-56-BZ

APPLICANT—Walter T. Gorman for Paul Weiss, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the erection of a gasoline service station, lubritorium, auto laundry, non-automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting service.

PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th Street, entire block bounded by Broadway, 35th Avenue from 63rd to 64th Street, Block 1190, Lot 41, Jackson Heights, Borough of Queens. Community Board #2Q.

50-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—Roger and Jackson Storm.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—45-18 Bell Boulevard, northwest corner of 45th Road, Block 7313, Lot 31, Bayside, Borough of Queens.

50-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—M. Levine.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—130-23 150th Avenue, northeast corner of 130th Street, Block 11884, Lot 1, South Ozone Park, Borough of Queens.

51-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—J. A. Melnick.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—129 51st Street, north side of 51st Street, Block 788, Lot 25, Borough of Brooklyn.

51-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—Benora Realty Corporation.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—2012 Neptune Avenue, southeast corner, Block 7018, Lot 1, Borough of Brooklyn.

51-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—Vista Association.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—606 Milford Street, southwest corner of Cozine Avenue, Block 4561, Lot 1, Borough of Brooklyn.

51-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—One Second Avenue Corporation.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—1-25 Second Avenue, east on Second Avenue, Block 979, Lot 31, Borough of Brooklyn.

52-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—269 Delancy Street, east side of Columbia Street, Block 332, Lot 52, Borough of Manhattan.

52-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—650 West 57th Street, east side of 12th Avenue, Block 1104, Lot 1, Borough of Manhattan.

CALENDAR

52-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—297 West Street, north side of Canal Street, Block 595, Lot 87, Borough of Manhattan.

52-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—Akri Corporation.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—110 East 131st Street, east side of Park Avenue, Block 1779, Lot 1, Borough of Manhattan.

52-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—545 East 73rd Street, north side, Block 1485, Lots 36, 37, 38, 15, 16, 17 and 18, Borough of Manhattan.

52-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—423 West 215th Street, east side of 10th Avenue, Block 2212, Lot 1, Borough of Manhattan.

53-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—850 Zerega Avenue, northeast corner, Block 3702, Lot 1, Borough of The Bronx.

53-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—1331 Cromwell Avenue, north side of West 169th Street, Block 2871, Lot 77, Borough of The Bronx.

53-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—George and Paul Hoffman.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—650 Casanova Street, east side, 100 feet north of Randall Avenue, Borough of The Bronx.

53-75-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation.

OWNER OF PREMISES—780 East 132nd Street Company.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—720 East 132nd Street, east side of the Triboro Bridge, Block 2543, Lot 60, Borough of The Bronx.

282-77-BZ

APPLICANT—Harold Herman for Solita N. Herman, as Trustee.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-1 district, the erection of six additional stories upon a two story garage structure and the conversion into a multiple dwelling that creates noncompliance in floor area ratio, open space ratio, penetrates the sky exposure plane and accessory parking.

PREMISES AFFECTED—320-330 East 22nd Street, south side, 220 feet west of First Avenue, Block 927, Lot 38, Borough of Manhattan. Community Board #6M.

527-65-BZ

APPLICANT—M. Martin Elkind for North Union Realty Company, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired October 13, 1975—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-2 district, the maintenance of an open automobile sales lot.

PREMISES AFFECTED—36-30 Union Street, west side, 126.03 feet north of 37th Avenue, Block 4977, Lots 60 and 61, Flushing, Borough of Queens. Community Board #7Q.

ZONING CASES

205-78-BZ

APPLICANT—John Annunziata for Olga Uranga, President.

CALENDAR

SUBJECT—Application March 28, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, in an existing three story and basement mixed building the extension of the restaurant located on the basement level to include the first floor.

PREMISES AFFECTED—129 East 15th Street, north side, 114.11 feet east of Irving Place, Block 871, Lot 28, Borough of Manhattan. Community Board #6M.

235-78-BZ

APPLICANT—Jerome L. Grushkin for Nicholas Madonia, Jr., owner.

SUBJECT—Application April 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width, the erection of a one family dwelling.

PREMISES AFFECTED—1570 Arden Avenue, northwest corner of Shirley Avenue, Block 5402, Lot 23, Eltingville, Borough of Staten Island, Community Board #3S.I.

217-78-BZ

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in an R10 district, the erection of an additional story on an existing multiple dwelling that increases the degree of non-compliance on the minimum distance between windows and lot lines.

PREMISES AFFECTED—1556 York Avenue, east side, 21.5 feet north of East 82nd Street, Block 1579, Lot 2, Borough of Manhattan. Community Board #8M.

218-78-A

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- the Multiple Dwelling Law. (Mezzanine floor, height of roof beams above curb level, rear yard).

PREMISES AFFECTED—1556 York Avenue, east side, 21.5 feet north of East 82nd Street, Block 1579, Lot 2, Borough of Manhattan.

219-78-BZ

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in an R10 district, the erection of an additional story on an existing multiple dwelling that increases the degree of non-compliance on the minimum distance between windows and lot lines.

PREMISES AFFECTED—1558 York Avenue, east side, 41.5 feet north of East 82nd Street, Block 1579, Lot 102, Borough of Manhattan. Community Board #8M.

220-78-A

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- the Multiple Dwelling Law. (Mezzanine floor, height of roof beams above curb level and rear yard.)

PREMISES AFFECTED—1558 York Avenue, east side, 41.5 feet north of East 82nd Street, Block 1579, Lot 102, Borough of Manhattan.

221-78-BZ

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in an R10 district, the erection of an additional story on an existing multiple dwelling that increases the degree of non-compliance on the minimum distance between windows and lot lines.

PREMISES AFFECTED—1560 York Avenue, east side, 61.5 feet north of East 82nd Street, Block 1579, Lot 3, Borough of Manhattan. Community Board #8M.

222-78-A

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- area of mezzanine floor in non-fireproofed structure, height of roof beams above curb level and rear yard for enlarged portion of building.

PREMISES AFFECTED—1560 York Avenue, east side, 61.5 feet north of East 82nd Street, Block 1579, Lot 3, Borough of Manhattan.

348-78-BZ

APPLICANT—Diffendale and Kubec for John Vincent Scalia, owner.

SUBJECT—Application May 11, 1978—decision of the Borough Superintendent, under Section 73-27 of the Zoning Resolution, to permit in a C1-1 district, the erection of a two story and cellar enlargement to an existing funeral establishment and dwelling with accessory parking previously before the Board.

PREMISES AFFECTED—28 Eltingville Boulevard, west side, 226.5 feet south of Wilson Avenue, Block 5505, Lot 42, Eltingville, Borough of Staten Island. Community Board #3S.I.

967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amendment to a new building application that creates non-compliance in lot area per room.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

Laid over from September 12, 1978 for hearing.

223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street

CALENDAR

and Second Avenue, Block 1546, Lots 1, and 50, Borough of Manhattan.

Laid over from September 12, 1978 for hearing.

492-78-A

APPLICANT—Irving E. Minkin, P.E., Acting Commissioner of Department of Buildings.

OWNER OF PREMISES—H. J. Kalikow and Company, Incorporated.

SUBJECT—Application June 28, 1978—for Revocation of Certificate of Occupancy #78511.

PREMISES AFFECTED—301/303 83rd Street and 1602/1610 Second Avenue, northeast corner, Block 1546, Lots 1-5, 62, Borough of Manhattan.

Laid over from September 12, 1978 for hearing.

353-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, et al. for Madison Company, owner. Marvin B. Tepper, lessee.

SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, the erection of an eight story and penthouse multiple dwelling and community facility structure that exceeds the permitted floor area ratio and has less than the required open space and lot area per room.

PREMISES AFFECTED—243-245 East 50th Street, north side, 141 feet west of Second Avenue, Block 1324, Lot 19, Borough of Manhattan. Community Board #6M.

Laid over from September 19, 1978 for hearing.

8-78-BZ

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application January 5, 1978—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C8-3 and R7-2 district, the enlargement in lot area and the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—2418/36 Amsterdam Avenue, west side, Blockfront with west 181st Street, Block 2152, Lot 83, Borough of Manhattan. Community Board #12M.

Laid over from September 12, 1978, hearing closed.

332-78-BZ

APPLICANT—Leonard F. Rothkrug for French and Polyclinic Medical School and Health Center, Incorporated, owner. (In Bankruptcy)

SUBJECT—Application May 5, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of a two building hospital complex into apartment that create non-compliance in lot area per room rear yard encroachment distance between building and between window and lot lines, and outer court regulation.

PREMISES AFFECTED—326-338 West 30th Street, south side, 312 feet west of Ninth Avenue, 325-329 West 29th Street, Block 753, Lot 56, Borough of Manhattan. Community Board #4M.

Laid over from September 19, 1978 for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 17, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 17, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

710-78-SM

APPLICANT—ITT Grinnell Corporation—pipe, couplings and fittings for standpipe and sprinkler systems.

361-78-A

APPLICANT—Alphonse J. Calvanico, P. E. for B. M. Teague, owner.

SUBJECT—Application May 16, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legal street; proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—158 Weaver Street, south side, 94.38' east of Barclay Avenue, Block 6370, Lot 12, Annadale, Borough of Staten Island.

364-78-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNERS OF PREMISES—Trustees Milton Guttenplan and A. C. Abranowitz, FBO Minnie Pernick—c/o Harry Abranowitz and Company.

SUBJECT—Application May 16, 1978—for Modification of Certificate of Occupancy #96507 re- Sprinkler System.

PREMISES AFFECTED—54-19 Flushing Avenue, north side, 50 feet east of 54th Street, Block 2629, Lot 49, Maspeth, Borough of Queens.

365-78-A

APPLICANT—Martyn and Don Weston for St. Johns Episcopal Hospital, owner.

SUBJECT—Application May 16, 1978—appeal from a decision of the Borough Superintendent re- proposed group E occupancy within a Class IIE structure.

PREMISES AFFECTED—277 Beach 19th Street, southwest corner of Plainview Avenue, Block 15637, Lot 50, Far Rockaway, Borough of Queens.

564-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application August 3, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—186 Noel Street, south side, 54.46 feet west of Holdridge Avenue, Block 6364, Lot 43, Annadale, Borough of Staten Island.

565-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application August 3, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—192 Noel Street, south side, 114.46 feet west of Holdridge Avenue, Block 6364, Lot 40, Annadale, Borough of Staten Island.

CALENDAR

566-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.
SUBJECT—Application August 3, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—196 Noel Street, south side, 174.46 feet west of Holdridge Avenue, Block 6364, Lot 37, Annadale, Borough of Staten Island.

567-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.
SUBJECT—Application August 3, 1978—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water, (Local Law #7).
PREMISES AFFECTED—204 Noel Street, south side, 246.46 feet west of Holdridge Avenue, Block 6364, Lot 33, Annadale, Borough of Staten Island.

568-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.
SUBJECT—Application August 3, 1978—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water, (Local Law #7).
PREMISES AFFECTED—212 Noel Street, south side, 333.69 feet west of Holdridge Avenue, Block 6364, Lot 29, Annadale, Borough of Staten Island.

569-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.
SUBJECT—Application August 3, 1978—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water, (Local Law #7).
PREMISES AFFECTED—220 Noel Street, south side, 420.91 feet west of Holdridge Avenue, Block 6364, Lot 25, Annadale, Borough of Staten Island.

570-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.
SUBJECT—Application August 3, 1978—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water, (Local Law #7).
PREMISES AFFECTED—230 Noel Street, south side, 503.02 feet west of Holdridge Avenue, Block 6364, Lot 20, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 24, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 24, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

748-57-A

APPLICANT—Joseph Pell Lombardi for Belmont and Son, Incorporated, owner.
SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- egress, etc.; previously granted on condition.
PREMISES AFFECTED—337 Broome Street and 151 Bowery, southeast corner, Block 423, Lot 12, Borough of Manhattan. Community Board #2M.

11-67-BZ

APPLICANT—Gerald M. Daub for Holrod Associates, owner.
SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 6, 1977 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-1 district, in conjunction with the conversion of a portion of the cellar and first floor of a ten story building to a restaurant, the addition to the uses to include cabaret.
PREMISES AFFECTED—57-59 West 58th Street, 1420-1428 Avenue of the Americas, northeast corner, Block 1274, Lot 1, Borough of Manhattan. Community Board #5M.

546-71-BZ

APPLICANT—Bank/O'Leary Associates for Glen Terrace Incorporated, a/k/a Robert P. Marrone, owner.
SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 district, the erection of a two story enlargement to an existing catering establishment previously before the Board.
PREMISES AFFECTED—5305 to 5317 Avenue N, 1564 to 1574 East 54th Street, northwest corner and 1599 East 53rd Street, Block 7878, Lots 1, 3, 4, 7 and 11 (formerly Lot 1), Borough of Brooklyn. Community Board #18BK.

899-62-A

APPLICANT—Lawrence Shutkind for Henry Herion, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 3, 1978—appeal from a decision of the Borough Superintendent re-cellar apartment; previously granted on condition.
PREMISES AFFECTED—122 East 91st Street, south side, 130 feet west of Lexington Avenue, Block 1519, Lot 62, Borough of Manhattan.

410-68-BZ

APPLICANT—Charles M. Spindler Associates for Lapadula Bros. Service Station, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance which expires November 26, 1978—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in an R3-2 district, at an existing automotive service station previously before the Board, the erection of a one story enlargement to the accessory building and the extension of term of variance.
PREMISES AFFECTED—8505 Astoria Boulevard, northeast corner of 85th Street, Block 1097, Lot 1, Jackson Heights, Borough of Queens. Community Board #3Q.

889-52-BZ—Vol. II

APPLICANT—Walter T. Gorman for Texaco, Incorporated, owner.

CALENDAR

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7a of the Zoning Resolution, permitting in a retail use district, the reconstruction and enlargement of an existing gasoline service station, lubritorium, car washing, motor vehicle repairs and parking with business signs.

PREMISES AFFECTED—35-16 to 35-26 Union Street and 139-89 Northern Boulevard, northwest corner, Block 4961, Lot 1 (formerly Lots 1, 23, 24, and 26), Flushing, Borough of Queens. Community Board #7Q.

8-34-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 19, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—187-17 Jamaica Avenue, northeast corner of Jamaica Avenue and 187th Place, Block 9910, Lot 11, Jamaica, Borough of Queens. Community Board #12Q.

ZONING CASES

242-78-BZ

APPLICANT—Leonard F. Rothkrug for Fiorenzo and Lidia Villani, owner.

SUBJECT—Application April 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the maintenance of a second floor balcony that increases the degree of non-compliance in the open space requirements.

PREMISES AFFECTED—7116 15th Avenue, west side, 60 feet north of 72nd Street, Block 6179, Lot 44, Borough of Brooklyn. Community Board #1BK.

243-78-A

APPLICANT—Leonard F. Rothkrug for Fiorenzo and Lidia Villani, owner.

SUBJECT—Application April 10, 1978—appeal from a decision of the Borough Superintendent re- proposed second story porch that obstructs light and ventilation to living rooms below.

PREMISES AFFECTED—716 15th Avenue, west side, 60 feet north of 72nd Street, Block 6179, Lot 44, Borough of Brooklyn.

309-78-BZ

APPLICANT—Edward Lauria for Miliac Realty, Incorporated, owner, Michael Christie, lessee.

SUBJECT—Application April 26, 1978—decision of the Borough Superintendent, under Section 73-35 of the Zoning Resolution, to permit in a C4-1 district, within an existing shopping center, the addition to the uses of an existing restaurant to include an amusement arcade.

PREMISES AFFECTED—1425 Forest Avenue, northwest corner of Barrett Avenue, Block 1053, Lot 101, Port Richmond, Borough of Staten Island. Community Board #1S.I.

445-78-BZ

APPLICANT—Elliot Saltzman for WWRL—a division of Sonderling Broadcasting Corporation, owner.

SUBJECT—Application June 20, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the enlargement in area of the second floor accessory offices for an existing radio studio and tower.

PREMISES AFFECTED—41-26/41-30 58th Street, west side, 165.9 feet north of 43rd Avenue, Block 1328, Lot 67, Woodside, Borough of Queens. Community Board #2Q.

495-78-BZ

APPLICANT—Sidney L. Spanier, for Tzemet Associates, owner.

SUBJECT—Application June 29, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a M1-5 (LMM) district, in a building that exceeds the permitted area, the conversion from warehouse into loft dwellings that has less than the required yard depth and with windows that open on a deficient yard or court.

PREMISES AFFECTED—466-470 Washington Street, Southwest corner of Canal Street, Block 595, Lot 16, Borough of Manhattan. Community Board #1M.

72-78-BZ

APPLICANT—E. Lauria for Edward Ramos, owner.

SUBJECT—Application February 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, in an existing two story building, the extension of the first floor restaurant and cabaret that increases the degree of non-conformity.

PREMISES AFFECTED—750 Barclay Avenue, northwest corner of Boardwalk Avenue, Block 6397, Lot 12, Annadale, Borough of Staten Island. Community Board #3S.I.

Laid over from September 19, 1978, hearing closed.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 24, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 24, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

2-78-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation for Bernard & Cantor, owners, New York City Department of Sanitation, lessee.

SUBJECT—Application November 22, 1977—appeal from a decision of the Fire Commissioner re- proposed installation of above ground diesel fuel tanks.

PREMISES AFFECTED—77 Alaska Street, east side, 50 feet east of Wayne Street, Block 195, Lot 12, West New Brighton, Borough of Staten Island.

3-78-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation for Department of Real Estate, owner, New York City Department of Sanitation, lessee.

SUBJECT—Application November 22, 1977—appeal from a decision of the Fire Commissioner re- proposed use installation of above ground diesel fuel tanks.

CALENDAR

PREMISES AFFECTED—92 Brook Street, south side, 150 feet east of Jersey Street, Block 34, Lot 1, St. George Borough of Staten Island.

559-78-A

APPLICANT—McGee & Morsellino for David Shaloum, Contract Vendee, Save Way Bell, Incorporated, lessee.

SUBJECT—Application July 28, 1978—appeal from a decision of the Fire Commissioner re- installation of self service gasoline station.

PREMISES AFFECTED—810 Metropolitan Avenue, southeast corner of Bushwick Avenue, Block 2916, Lot 8 and 12, Borough of Brooklyn.

679-78-A

APPLICANT—Samuel J. Kisseloff for Mo-Hak Realty, Incorporated, owner.

SUBJECT—Application August 11, 1978—appeal from a decision of the Borough Superintendent re- proposed reconversion of building back to residential.

PREMISES AFFECTED—686-690 Greenwich Street, west side, 19 feet north of Christopher Street, Block 630, Lot 21, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 19, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, July 18, 1978, were approved as printed in the Bulletin of July 27, 1978, Volume 63, No. 30.

48-53-BZ—Vol. I

APPLICANT—Gabriel Nathan Associates for Surf Paper and Housewares, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy from laundry and office to wholesale distribution of paper products and house furnishings and storage.

PREMISES AFFECTED—64-08 Beach Channel Drive, north side, 39 feet west of Beach 64th Street, Block 16038, Lot 70, Arverne, Borough of Queens. Community Board #14Q.

APPEARANCES—
For Applicant: Gabriel Nathan.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #14Q recommended approval received July 19, 1978; and

WHEREAS, this application was granted by the Board on June 16, 1953, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 19, 1978, after due Notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 16, 1953 as amended through June 19, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit...; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 2662-52)

788-57-BZ

APPLICANT—Leonard F. Rothkrug for Joykiss Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired May 6, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of 5 gallon storage tanks and two pumps and the parking of employees' cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lot 42 (formerly Lots 32 and 42), Flushing, Borough of Queens. Community Board #7Q.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #7Q was notified by the applicant on June 22, 1978, and no response was received; and

WHEREAS, this application was granted by the Board on May 6, 1958, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 19, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on May 6, 1958 as amended through October 28, 1958 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N. B. 2614-57)

602-71-BZ

APPLICANT—Albert Melniker for Giffords Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-1 and R3-2 district, the reconstruction of a plumbing supply and display establishment with accessory parking and loading in the open area.

PREMISES AFFECTED—35 Giffords Lane, east side, 354.32 feet north of Amboy Road, Block 4624, Lot 20, Great Kills, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 13, 1973, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted March 13, 1973 as amended through November 25, 1975 by adding thereto:

"that the existing 12 inches wide 7 foot high brick wall fronting on Sampson Avenue from the northerly property line to the southerly line of Lamoka Avenue shall conform to revised drawing of proposed conditions marked 'Received June 19, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (N. B. 1127-71)

742-72-BZ

APPLICANT—Matthew D. Lippman for Addicts Rehabilitation Center, owner.

MINUTES

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 28, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-2 district, the conversion of a five story commercial building to a community facility use with sleeping accommodations.

PREMISES AFFECTED—1881 to 1889 Park Avenue, east side, 12 feet north of 128th Street, Block 1777, Lots 1 and 3, Borough of Manhattan.

APPEARANCES—
For Applicant: Matthew D. Lippman.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 13, 1973, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on June 28, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 13, 1973 as amended through June 28, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 775-72)

524-40-A

APPLICANT—Stanley H. Klein for Dr. I. Feigenbaum, contract vendee; Dr. Benjamin Schaeffer, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—Appeal from a decision of the Borough Superintendent re- erection of a frame building within the fire limits; previously granted on condition.

PREMISES AFFECTED—80-04 190th Street, southwest corner of Union Turnpike, Block 7267, Lot 1, Jamaica Estates East, Borough of Queens.

APPEARANCES—
For Applicant: Stanley H. Klein and Harold Nass.
For Opposition: Howard F. Angione.

ACTION OF BOARD—Laid over to 10 A.M. zoning calendar to be heard with 307-78-BZ.

70-52-BZ—Vol. II

APPLICANT—Stanley H. Klein for Lucy Mines, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 27, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence and retail use district, the extension in use and area of existing parking and storage of motor vehicles.

PREMISES AFFECTED—88-34 to 88-38 161st Street, west side, 269 feet 2¾ inches north of 89th Avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—
For Applicant: Stanley H. Klein.

ACTION OF BOARD—Laid over to October 4, 1978, at 10 A.M., Special Order Calendar, for decision; hearing closed.

889-55-BZ—Vol. II

APPLICANT—Charles M. Spindler Associates for Sunmark and Sun Oil Company of Pennsylvania, long term lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-13 to 69-25 (69-15 official) 164th Street, east side, 110 feet (120.02 feet) south of 69th Avenue, Block 6931, Lot 38, Flushing, Borough of Queens. Community Board #8Q.

APPEARANCES—
For Applicant: B. J. Amato.
For Opposition: Harold Nass, James Kutulos, June Briese and Marie DePalo.

ACTION OF BOARD—Laid over to October 4, 1978, at 10 A.M., Special Order Cal. for decision, hearing closed.

64-60-A

APPLICANT—Gerald M. Daub for Albert Topper, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 6, 1978—appeal from a decision of the Borough Superintendent rechange in use from beauty parlor to dental lab; previously granted on condition.

PREMISES AFFECTED—284 Third Avenue, west side, 25 feet north of East 22nd Street, Block 878, Lot 36, Borough of Manhattan.

APPEARANCES—
For Applicant: Gerald M. Daub.

ACTION OF BOARD—Laid over to October 10, 1978, at 10 A.M., Special Order Calendar, for inspection and decision; hearing closed.

14-77-A

APPLICANT—H. I. Sigman, Borough Superintendent, Department of Buildings.

OWNERS—Mario Tucciarone, Charles Met and Estate of Anthony Coccheo.

SUBJECT—Application for consideration—to reopen in accordance with the order of the Court for further hearing consistent with the Court's decision herein dated November 17, 1977—for renovation of Certificate of Occupancy Q57526; previously granted on condition.

PREMISES AFFECTED—188-16 Northern Boulevard, northwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Louis Passigne, Bldg. Dept.
For Owner: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to September 26, 1978, at 10 A.M., Special Order Calendar, for decision; to submit additional statements from the accountant, at the request of the Attorney for the owner; hearing closed.

73-77-BZ

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of the second through twelve floors from lofts into joint living/working quarters.

MINUTES

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan. Community Board #5M.

APPEARANCES—
For Applicant: Paul Gugliotta.
For Opposition: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 10 A.M., for decision; hearing closed.

74-77-A

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan.

APPEARANCES—
For Applicant: Paul Gugliotta.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 10 A.M., for decision; hearing closed.

21-78-BZ

APPLICANT—Sol Niego for First Nat'l Bank of Boston, owner, Waldbaum's Incorporated, lessee.

SUBJECT—Application January 13, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story enlargement to an existing supermarket previously before the Board and reduction in the number of accessory parking spaces.

PREMISES AFFECTED—155-15 Aguilar Avenue, north side, 246.26 feet west of 72nd Avenue, Block 6793, Lot 380, Flushing, Borough of Queens. Community Board #8Q.

APPEARANCES—
For Applicant: Sol Niego.
For Opposition: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 26, 1978, at 10 A.M., for decision; hearing closed.

43-78-BZ

APPLICANT—Joseph B. Raia for Thomas Paccione, owner.

SUBJECT—Application January 31, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story enlargement to an existing mixed building to create an additional store that increases the degrees of non-conformity.

PREMISES AFFECTED—30 Giffords Lane, southwest corner of Baltimore Street, Block 5433, Block 157, Great Kills, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—
For Applicant: Joseph B. Raia.
For Opposition: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 10 A.M., for decision, hearing closed.

72-78-BZ

APPLICANT—E. Lauria for Edward Ramos, owner.

SUBJECT—Application February 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, in an existing two story building, the extension of the first floor restaurant and cabaret that increases the degree of nonconformity.

PREMISES AFFECTED—750 Barclay Avenue, northwest corner of Boardwalk Avenue, Block 6397, Lot 12, Annadale, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—
For Applicant: Ed Lauria and Edward Ramos.
For Opposition: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 24, 1978, at 10 A.M., for decision, hearing closed.

278-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman, Colin, et al for Madison 360 Company, Long-Term Lessee.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 and Section 666 of the New York City Charter, to permit in a C5-3 district, the erection of three additional stories on an existing eleven story commercial structure that creates non-compliance in floor area ratio and penetration of the sky exposure plane.

PREMISES AFFECTED—360 Madison Avenue and 19-27 East 45th Street, northwest corner, Block 1281, Lot 17, Borough of Manhattan. Community Board #5M.

APPEARANCES—
For Applicant: Francis R. Angelino.
For Opposition: None.

ACTION OF BOARD—Laid over to October 4, 1978, at 10 A.M., for continued hearing at the request of the applicant.

307-78-BZ

APPLICANT—Stanley H. Klein for Dr. I. Feigenbaum, owner, Dr. Benjamin Schaeffer, Contract-Vendee.

SUBJECT—Application April 26, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the enlargement above the area limitation for home occupation for an existing doctor's office that creates non-compliance in floor area ratio and open space ratio and accessory parking within the front yard.

PREMISES AFFECTED—189-10 Union Turnpike, 80-04 190th Street, southwest corner of Block 7267, Lot 6, Hollis, Borough of Queens. Community Board #8Q.

MINUTES

APPEARANCES—
For Applicant: Stanley H. Klein, Harold Nass and Joseph Guberman.
For Opposition: Howard F. Angione.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to October 4, 1978, at 10 A.M., for decision; hearing closed.

524-40-A

APPLICANT—Stanley H. Klein for Dr. I. Feigenbaum, contract vendee; Dr. Benjamin Schaeffer, owner.
SUBJECT—Application for consideration—reopening for amendment of resolution—Appeal from a decision of the Borough Superintendent re- erection of a frame building within the fire limits; previously granted on condition.
PREMISES AFFECTED—80-04 190th Street, southwest corner of Union Turnpike, Block 7267, Lot 1, Jamaica Estates East, Borough of Queens.
APPEARANCES—
For Applicant: Stanley H. Klein and Harold Nass.
For Opposition: Howard F. Angione.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to October 4, 1978, at 10 A.M., Special Order Calendar, for decision; hearing closed.

332-78-BZ

APPLICANT—Leonard F. Rothkrug for French and Polyclinic Medical School and Health Center, Incorporated, owner. (In Bankruptcy)
SUBJECT—Application May 5, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of a two building hospital complex into apartment that create non-compliance in lot area per room rear yard encroachment distance between building and between window and lot lines, and outer court regulation.
PREMISES AFFECTED—326-338 West 30th Street, south side, 312 feet west of Ninth Avenue, 325-329 West 29th Street, Block 753, Lot 56, Borough of Manhattan. Community Board #4M.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: None.
ACTION OF BOARD—Laid over to October 17, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

334-78-BZ

APPLICANT—Paul G. Mauch for Hamax Holding Corporation, owner, Irving Tire Company, Incorporated, Lessee.
SUBJECT—Application May 6, 1978—decision of the Borough Superintendent, under Sections 11-413 and 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot previously before the Board, the enlargement in lot area and the change in use of an existing automobile establishment including the installation of automobile parts with hand tools only and muffler installation.
PREMISES AFFECTED—233-20 Northern Boulevard, southwest corner of 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens. Community Board #11Q.
APPEARANCES—
For Applicant: Paul G. Mauch.
For Opposition: None.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to October 4, 1978, at 10 A.M., for decision; hearing closed.

352-78-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for C. and M. Holding Corporation, owner, N. Y. State Park Enterprise, lessee.
SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Sections 72-21 and 73-35 of the Zoning Resolution, to permit in an M3-1 district, the erection of two story structure for use or an amusement arcade and with a skateboard facility within an air supported structure.
PREMISES AFFECTED—1734 Shore Parkway, west side, 114.98 feet south of Bay Parkway, Block 6491, Lot 190, Borough of Brooklyn, Community Board #11BK.
APPEARANCES—
For Applicant: Howard E. Druckmon.
For Opposition: None.
For Administration: Steven Stein, C. P.C.
ACTION OF BOARD—Decision deferred to September 26, 1978, at 10 A.M., hearing closed.

353-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, et al. for Madison Company, owner. Marvin B. Tepper, lessee.
SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, the erection of an eight story and penthouse multiple dwelling and community facility structure that exceeds the permitted floor area ratio and has less than the required open space and lot area per room.
PREMISES AFFECTED—243-245 East 50th Street, north side, 141 feet west of Second Avenue, Block 1324, Lot 19, Borough of Manhattan, Community Board #6M.
APPEARANCES—
For Applicant: Francis R. Angelino.
For Opposition: Hortense L. Magee and Rowann Villency.
ACTION OF BOARD—Laid over to October 17, 1978, at 10 A.M., for hearing at the request of the Community Board.

80-78-BZ

APPLICANT—Samuel J. Kisseloff for Nicholas Brusco, owner.
SUBJECT—Application February 17, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C1-8 district, the conversion of an existing five story and penthouse structure from a rooming house into a multiple dwelling that creates non-compliance in lot area per room.
PREMISES AFFECTED—67 West 73rd Street, northeast corner of Columbus Avenue, Block 1126, Lot 1, Borough of Manhattan. Community Board #7M.

APPEARANCES—
For Applicant: Alan S. Kisseloff.
For Opposition: None.
RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on June 6, 1978, after due notice by publication in the Bulletin; Laid over to June 20, 1978; then to July 5, 1978; then to July 18, 1978; then to September 19, 1978; and
WHEREAS, the decision of the Borough Superintendent, dated February 16, 1978, acting on A.H. Applic. #232/1977, reads:

"A1. Proposed additional zoning rooms which are in excess of the total permitted zoning rooms are contrary to Section 23-223 Z.R."

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioner Stanley M. Wolf R.A. and Commissioner John B. Cincotta.
WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.
Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-8 district, the conversion of an existing five story and penthouse from a rooming house into a multiple dwelling that creates non-compliance in lot area per room; *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "February 17, 1978", 4 sheets and "June 30, 1978", 1 sheet, and "September 6, 1978", 3 sheets and *on further condition* that an approved fire escape be installed on each residential story, that the cellar, first floor and public halls be sprinklered, that a rate of rise system be installed in each apartment with a central interior alarm, that a gooseneck ladder be constructed to provide access to the roof from the fire escape, that this alteration shall comply with Article 6 Section 171 of the Multiple Dwelling Law, that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned: 12:00 noon.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING
TUESDAY AFTERNOON,
SEPTEMBER 19, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

477-46-SA

APPLICANT—Mansfield Products Company, a Division of White-Westinghouse Corporation, owner.
SUBJECT—Change of owner manufacturer and added models.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
477-46-SA: Amendment to resolution so as to show a change of owner-manufacturer and added models.

Mansfield Products Company, a Division of White-Westinghouse Corporation, Mansfield, Ohio, requests that the resolution adopted December 10, 1946 and as amended through March 26, 1974 under Calendar Number 477-46-SA be reopened and amended so as to show a change of owner-manufacturer and added models.

PROPOSED USE: Automatic clothes washing machine.
DESCRIPTION: The applicant requests that the owner-manufacture's name be changed from Westinghouse Electric Corporation, Major Appliance Division to Mansfield Products Company, a Division of White-Westinghouse Corporation. Further, the applicant requests the following new models be added. The new model FLD-14A1 is identical to the previous approved model FLB-14A1 except for the addition of a tub light and changes in colors and graphics. The new models TLD-15A1 and TLD-15B1 are identical to the previously approved models TLC-15A1 and TLC-15B1 except for revised cabinet and back panel. The cabinet is a wrap-around with panel in rear. No change in size. Also, there are changes in colors and graphics. These machines have been approved by Underwriters' Laboratories and are listed in File E-19073.
RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 10, 1946 and as amended through March 26, 1974 under Calendar Number 477-46-SA be reopened and amended so as to show a change of owner-manufacturer, new owner-manufacturer being Mansfield Products Company, a Division of White-Westinghouse Corporation and to include the new model numbers FLD-14A1, TLD-15A1 and TLD-15B1 on condition that all uses and installations of the washing machines shall comply with the applicable requirements of the Building Code of the City of New York and of the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

MINUTES

436-58-SA

APPLICANT—Tokheim Corporation, owner.
SUBJECT—Additional petroleum products pumps.
APPEARANCES—
For Applicant: Peter Stappers.
ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
436-58-SA: Amendment to resolution to include additional petroleum products pumps.

Tokheim Corporation, Fort Wayne, Indiana, requested that the resolution adopted November 18, 1958 and amended through April 25, 1978 under Calendar Number 436-58-SA be reopened and amended to include additional petroleum products pumps.

PROPOSED USE: Petroleum products pumps.
DESCRIPTION: The additional pumps, Models 720, 775, 776, 515, 525, 516, and 526, with or without suffixes, are used to dispense petroleum products, such as gasoline and diesel fuel. They are mostly used for commercial and industrial applications, rather than private customer uses, and are not used for self-service stations. The electrically operated pumps have gallon meters and registers. Specifications are as follows:

Model	Voltage	Horsepower	Flow Rate	Hose Size
515	115, AC	⅓	15 GPM	¾" x 12'
516	115, AC	⅓	15 GPM	¾" x 12'
525	115, AC	¾	25 GPM	1" x 12'
526	115, AC	¾	25 GPM	1" x 12'
720	12, DC	¼	10 GPM	¾" x 12'
775	115, AC	¼	10 GPM	¾" x 12'
776	115, AC	¼	10 GPM	¾" x 12'

INSPECTION AND TEST: The pumps have been tested and approved by Underwriters' Laboratories (Files MH 281, MH 1895, MH 4948).
RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 18, 1958 and amended through April 25, 1978 under Calendar Number 436-58-SA be reopened and amended to include additional petroleum products pumps, Models 515, 516, 525, 526, 720, 775, and 776, with or without suffixes, on the following conditions:

1. The pumps shall not be used for self-service retail applications.
2. All uses, locations, and installations shall comply with the applicable requirements of the Building Code and Administrative Code of the City of New York and Fire Prevention Directives.
3. All uses, locations and installations shall comply with the applicable requirements of the original resolution and previous amendments adopted under this Calendar Number.
4. The pumps shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 436-58-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standard and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

175-64-SA

APPLICANT—Mansfield Products Company, a Division of White-Westinghouse Corporation, owner.
SUBJECT—Change of owner-manufacturer and added models
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of the Committee on Test.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
175-64-SA: Amendment to resolution so as to show a change of owner-manufacturer and added models.

Mansfield Products Company, a Division of White-Westinghouse Corporation, Mansfield, Ohio, requests that the resolution adopted March 1, 1966 and as amended through January 13, 1976 under Calendar Number 175-64-SA be reopened and amended so as to show a change of owner-manufacturer and added models.

PROPOSED USE: Automatic clothes washing machine.
DESCRIPTION: Applicant requests that the owner-manufacturer's name be changed from Westinghouse Electric Corporation, Major Appliance Division to Mansfield Products Company, a Division of White-Westinghouse Corporation. Further, the applicant requests the following new models be added: New Models, FLD-20A and FLD-20C are identical to the previously approved models FLB-20A and FLB-20C except for colors and graphics. These machines have been approved by Underwriters Laboratories and are listed in File E-19073.
RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 1, 1966 and as amended through January 13, 1976 under Calendar Number 175-64-SA be reopened and amended so as to show a change of owner-manufacturer, new owner-manufacturer being Mansfield Products Company, a Division of White-Westinghouse Corporation and to include the new model numbers FLD-20A and FLD-20C on condition that all uses and installations of the washing machines shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number.

Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

242-71-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—To show deletions.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
242-71-SM: Amendment to resolution so as to show deletions.

Armstrong Cork Company, Lancaster, Pennsylvania, requests that the resolution adopted February 27, 1973 under Calendar Number 242-71-SM be reopened and amended so as to show deletions.

PROPOSED USE: Pipe insulation.

DESCRIPTION: The applicant requests throughout the resolution wherever the name Armaflex 22 appears, delete the "22" and identify the product only as "Armaflex".

Under Description, sentence 1, line 3, delete the words "and rigid".

Under Inspection and Test, sentence 1, line 3, delete the number 3-3184-88.

RECOMMENDATION: The Committee on Test recommends that he resolution adopted February 27, 1973 under Calendar Number 242-71-SM be reopened and amended so as to show the deletions and described above on condition that all uses, locations and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

23-74-SA

APPLICANT—Mansfield Products Company, a Division of White-Westinghouse Corporation, owner.

SUBJECT—Change of owner manufacturer.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
23-74-SA: Amendment to resolution so as to show a change of owner-manufacturer.

Mansfield Products Company, a Division of White-Westinghouse Corporation, Mansfield, Ohio, requests that the resolution adopted February 11, 1975 and as amended December 16, 1975 under Calendar Number 23-74-SA be reopened and amended so as to show a change of owner-manufacturer.

PROPOSED USE: Dry cleaning machine.

DESCRIPTION: The applicant requests that the owner-manufacturer's name be changed from Westinghouse Electric Corporation, Major Appliance Division to Mansfield Products Company, a Division of White-Westinghouse Corporation.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 11, 1975 and as amended December 16, 1975 under Calendar Number 23-74-SA be reopened and amended so as to show a change of owner-manufacturer, new owner-manufacturer being Mansfield Products Company, a Division of White-Westinghouse Corporation on condition that all uses and installations of the dry cleaning machine shall comply with the applicable requirements of the Building Code, Electrical Code, and Administrative Code of the City of New York, the Dry Cleaning Rules of the Board and the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

MINUTES

356-78-SA

APPLICANT—SDS Equipment Corporation, owner.

SUBJECT—Application May 15, 1978—Automatic smoke and Fire Detectors, various models.

APPEARANCES—
For Applicant: Peter A. Pedalino.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
356-78-SA: SDS Equipment Corporation and Fire Indicating Recording Equipment, Incorporated, Brooklyn, New York, filed for approval of the fire alarm equipment listed below under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Fire alarm equipment.

DESCRIPTION: The equipment listed below includes equipment previously approved under other Calendar Numbers (as noted) and additional equipment, as follows:

Item	Catalog #	Description
1	UT-416	Fire, Sprinkler, and Smoke Detector Annunciator Control Panel
2	416-4/416-12	Enclosures
3	467-PS	Power Supply Board
4	416-ZB	Zone Board
5	UT-417	Fire, Sprinkler, and Smoke Detector Annunciator Control Board
6	417-1, 3, 11	Enclosures
7	467-PS	Power Supply Board
8	417-SB	Signal Board
9	417-SBC	Signal Board Complete With City loop contacts and disconnect
10	467-ZB	Zone Board
11	OPS	Pre-Signal Board
12	OTP	Remote Trouble, Relay Module and Reverse Polarity Board
*13	UT-310	Ionization Smoke Detector
*14	UT-301S	Ionization Smoke Detector with supervisory relay
15	UT-315	Ionization Smoke Detector
16	UT-311	Single Station Ionization Detector
17	UT-311R	Single Station Ionization Detector
18	UT-3112R	Single Station Ionization Detector
19	UT-313	Single Station Ionization Detector
20	UT-311-12VH	Single Station Ionization Detector
21	UT-311-12V	Single Station Ionization Detector
22	UT-320	Remote indicator with reset switch
*23	UT-340	Duct adaptor with sampling tubes
24	UT-376	24 VDC power supply with alarm light and reset switch
25	UT-377	24 VDC power supply with audible device
26	UT-378	Power aid & Power Supply
27	2400, 2401, 2402	Ionization Smoke Detectors
28	1200	Ionization Smoke Detectors
29	1220	Ionization Smoke Detector
**30	Model "A"	MOHAWK Annunciation Control Panel
*31	AR-4	Release Panel
32	WF-5	Waterflow Switch with retard
33	OSYS-U	Supervisory Tamper Switches
***34	OSYS-B	Supervisory Tamper switches with small case and large case
***35	PIVS-B	Supervisory Tamper switch for post indicator valves
***36	PTS, PTS-O	Plug type supervisory temper switch
*37	4181-021	Pressure operated alarm switch, single
*38	4181-022	Pressure operated alarm switch, dual
39	ECP	Extinguishment control
40	PC	Purge Control
41	HSP	Time Delay Panel
42	EDT	Digital Countdown Time
43	EDT-R	Remote Timer Module
44	DLM	Diode Logic Module
45	SRP	Supplementary Relay
46	VST	Coded Transmitter
47	PS	Power Supply
48	GA	Graphic Annunciator, Back lit and front lit
49	EE	Enclosures
50	ASW	Alarm Silence Station
51	TS	Remote Trouble Station
52	AVH	Remote Audio-Visual Indication Panel
53	RS	Remote Reset Station
54	ERM	Supplementary Relay Panel
55	DS	Manual Station
56	WDR	Water Detector
57	WCP	Water Detector Control Panel
58	AVL	Visual Signal
59	AVL-H	Audio-Visual Signal
60	DIH-U, D2H-U	Pressure Alarm Switches
61	DIT-U	Pressure Alarm Switch
62	DIX-ULS, D2X-ULS	Pressure Alarm Switch, explosion proof
63	E1HU	Waterflow Alarm Switch

* Items are presently approved by the Board of Standards and Appeal under Calendar #657-74-SA.

** Item is presently approved by the Board of Standards and Appeals under Calendar #24-67-SA.

*** Item is presently approved by the Board of Standards and Appeals under Calendar #203-73-SA.

INSPECTION AND TEST: The equipment has been tested and approved by Underwriters' Laboratories (Files S1464, S1901, S1916) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATION: The Committee on Test recommends the approval of the fire alarm equipment listed above under the provisions of Article 17 and RS 17 of the Building Code of the City of New York, on condition that all uses, locations, and installations of the equipment shall comply with the applicable requirements of the Building Code, Administrative Code, and Fire Prevention Directives. The equipment shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 356-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

MINUTES

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

480-78-SM

APPLICANT—Clearwater Separator Company for Sussex Tank Incorporated, owner.

SUBJECT—Oil/water separators.

APPEARANCES—
For Applicant: C. Gormann.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
480-78-SM: Clearwater Separator Company, Port Chester, New York, for Sussex Tank Incorporated, Lafayette, New Jersey, filed for approval of Clearwater oil/water separators, Models CSC-10, 30, 40, 50, 60, 80, 100, and 150, under the provisions of Article 14 and RS 14 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

PROPOSED USE: Oil/water separators.

DESCRIPTION: The separator is a gravity displacement type unit. It consists of a two chambered cylindrical vessel, parallel coalescer plates, and velocity diffusion baffles, all made of ¼" thick steel. The plates are 4" on centers, at an angle deflection of 20 degrees, and are coated with polyvinyl chloride. The plates and baffles cause the oil to accumulate at the top of the separation chamber. Clear water is removed from the bottom.

The specifications of the individual models are as follows:

Model No.	Total Capacity (Gallons)	Product Holding Capacity (Gallons)	Waste Water Flow (GPM)	Material Thickness	Length	Diameter	Inlet Pipe Size	Outlet Pipe Size
CSC 10	1000	650	80	¼"	10'-0"	4'-0"	6"	6"
CSC 30	3000	1950	250	¼"	16'-0"	6'-0"	6"	6"
CSC 40	4000	2660	375	¼"	24'-0"	5'-0"	8"	8"
CSC 50	5000	3300	450	¼"	24'-0"	6'-0"	8"	8"
CSC 60	6000	3960	650	¼"	29'-0"	6'-0"	8"	8"
CSC 80	8000	5280	875	¼"	22'-0"	8'-0"	10"	10"
CSC 100	10000	6600	1150	¼"	27'-0"	8'-0"	10"	10"
CSC 150	15000	9750	1400	¼"	40'-0"	8'-0"	10"	10"

INSPECTION AND TEST: The separators comply with the applicable requirements of the American Petroleum Institute Manual and the A.S.M.E. Pressure Vessel Code.

RECOMMENDATION: The Committee on Test recommends the approval of Clearwater oil/water separators, Models CSC-10, 30, 40, 50, 60, 80, 100, and 150, under the provisions of Article 14 and RS 14 of the Building Code and Chapter 19 of the Administrative Code of the City of New York on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code, Administrative Code, and Fire Prevention Directives. The separators shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 480-78-SM."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

409-45-SA

APPLICANT—The Yale and Towne Manufacturing Company, owner.

SUBJECT—Revocation of Yale compact door closer (liquid type)—request of applicant.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Approval revoked.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the original approval was granted to the applicant on June 27, 1950; and

WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this appliance is no longer being manufactured.

Resolved, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

271-49-SA

APPLICANT—Amsco/Guilbert, Division of American Sterilizer Company, owner.

SUBJECT—Revocation of Guilbert interlock for freight elevator door.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Approval revoked.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the original approval was granted to the applicant on May 15, 1951; and
WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this appliance is no longer being manufactured.
Resolved, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

49-78-A

APPLICANT—Jacob Leff for Michael Zaffarano, owner, TEL-A-GAY, Incorporated, lessee.
SUBJECT—Application February 1, 1978—appeal from a decision of the Fire Commissioner re- Removal of mattresses and beds from cubicles and all bamboo decorations.
PREMISES AFFECTED—218 West 49th Street and 1607 Broadway, southwest corner, Block 1020, Lots 43 and 20, Borough of Manhattan.
APPEARANCES—
For Applicant: Jacob Leff.
For Administration: Lt. R. J. Ellis, F.D.
ACTION OF BOARD—Laid over to November 14, 1978, at 2 P.M., for continued hearing, additional information.

207-78-A

APPLICANT—Richard C. Carter for Mr. John Lutz, owner.
SUBJECT—Application March 29, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.
PREMISES AFFECTED—382 Sharrots Road, south side, 1638.8 feet east of Arthur Kill Road, Block 7328, Lot 50, Charleston, Borough of Staten Island.
APPEARANCES—
For Applicant: Richard Carter and John Lutz.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision, hearing closed.

225-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, owner.
SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—379 Stafford Avenue, north side, 300 feet east of Delmar Avenue, Block 6304, Lot 64, Huguenot, Borough of Staten Island.
APPEARANCES—
For Applicant: David C. Winters.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision, hearing closed.

226-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporation, owner.
SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).
PREMISES AFFECTED—62 Idaho Avenue, west side, 380.49 feet North of Amboy Road, Block 6993, Lot 215, Pleasant Plains, Borough of Staten Island.
APPEARANCES—
For Applicant: David C. Winters.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision, hearing closed.

227-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporation, owner.
SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).
PREMISES AFFECTED—72 Idaho Avenue, west side, 264.94 feet North of Amboy Road, Block 6993, Lot 220, Pleasant Plains, Borough of Staten Island.
APPEARANCES—
For Applicant: David C. Winters.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision, hearing closed.

228-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporation, owner.
SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).
PREMISES AFFECTED—84 Idaho Avenue, west side, 149.96 feet North of Amboy Road, Block 6993, Lot 225, Pleasant Plains, Borough of Staten Island.
APPEARANCES—
For Applicant: David C. Winters.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision, hearing closed.

238-78-A

APPLICANT—Richard C. Carter for Mrs. Marie Santora, owner.

MINUTES

SUBJECT—Application April 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—209 Latimer Avenue, north side, 100 feet east of Baron Boulevard, Block 2786, Lot 137, Chelsea, Borough of Staten Island.

APPEARANCES—
For Applicant: Richard Carter and Jeffrey Santora.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision, hearing closed.

240-78-A

APPLICANT—Robert Allen Fuller for The Kingsford Company, owner.

SUBJECT—Application April 3, 1978—appeal from a decision of the Fire Commissioner re-packaging of combustible mixture known as "Match Light Briquets", consisting of "K-28" (Charcoal impregnated with solvent) with a flash point of 180°F and "Conoco LPA Solvent" with a flash-point of 162°F, in four (4) pound baler bags with no type of airtight replaceable cap or top, packaging not in compliance with the Regulation of the Administrative Code of the City of New York.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to March 6, 1979, at 2 P.M., for hearing.

289-78-A

APPLICANT—Alphonse J. Calvanico for Harvard Borg, owner.

SUBJECT—Application April 18, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—189 Noel Street, north side, 94.38 feet west of Holdridge Avenue, Block 6366, Lot 49, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision, hearing closed.

316-78-A

APPLICANT—Robert Allen Fuller for The Kingsford Company, owner.

SUBJECT—Application May 1, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Match Light Briquets", consisting of "K-28" (Charcoal impregnated with solvent) with a flash point of 180°F and Conoco LPA Solvent, in eight pound (8 lb.) baler bags, with no type of airtight replaceable cap or top, bags not in Compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to March 6, 1979, at 2 P.M., for hearing.

329-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application May 4, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—50 Tyndale Street, southeast corner of Barclay Avenue, Block 6364, Lot 8, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision, hearing closed.

331-78-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES—335 Greenwich Street Corporation.

SUBJECT—Application May 4, 1978—for Modification of Certificate of Occupancy #17251 re- sprinkler system.

PREMISES AFFECTED—335 Greenwich Street, 15 feet south of Jay Street (a/k/a 20-24 Jay Street), Block 143, Lot 21, Borough of Manhattan.

APPEARANCES—
For Applicant: Lt. R. J. Ellis, Fire Dept.
For Owner: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 26, 1978, at 2 P.M., for decision, hearing closed.

414-78-A

APPLICANT—Alphonse J. Calvanico for Leslie Bach, owner.

SUBJECT—Application June 9, 1978—Filed pursuant to Section 36, Article 3, General City Law re- building not fronting on a legal street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—201 Noel Street, north side, 214.38 feet west of Holdridge Avenue, Block 6366, Lot 55, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision, hearing closed.

443-78-A

APPLICANT—Alphonse J. Calvanico for Jabor Estates, Incorporated, owner.

SUBJECT—Application June 20, 1978—Filed pursuant to Section 36, Article 3, of the General City Law, re- proposed

building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—205 Noel Street, north side, 254.38 feet west of Holdridge Avenue, Block 6366, Lot 57, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision, hearing closed.

504-78-A

APPLICANT—Frank A. Vaccaro for Donald Perillo, owner.

SUBJECT—Application June 30, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1010 Ionia Avenue, south side, 189.92 feet east of Lenevar Avenue, Block 6918, Lot 17, Princess Bay, Borough of Staten Island.

APPEARANCES—
For Applicant: Frank A. Vaccaro and Donald Perillo.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision, hearing closed.

Adjourned: 2:30 P.M.

ALAN D. GERSHUNY, *Executive Director*

RULES OF PROCEDURE

RULES OF PROCEDURE

89-27-SR

[Bracketed] words are deleted.
Italicized words are added.

ARTICLE III—THE CALENDAR

6. In such cases where an application is filed for an extension of the term of the variance, within three days of filing with the Board, the applicant shall forward a copy of the application together with all new case material by certified mail or personal service to the Local Community Board which has jurisdiction within the area affected by the application or when the affected area is within the district of more than one Local Board, one copy each of all such new material shall be submitted to the two or more Local Community Boards affected and the appropriate Borough Board. The applicant shall submit proof of such service to this Board within ten days of initial filing. Within thirty (30) calendar days after receipt, the Local Community Board, or in an appropriate case, the two or more Local Community Boards and Borough Board, may hold a public hearing on the application and submit their recommendation to this Board or may waive a public hearing. Upon receipt of a recommendation or a waiver from each of the concerned Local Community Boards or Borough Board or upon the expiration of the time limit for their review, this Board may proceed to review the application and to make a decision. Not less than twenty (20) days prior to the date of a hearing by this Board, the applicant shall send notice of such hearing by personal service or certified mail to the concerned Local Community Boards or Borough Board. The applicant shall submit proof of such service to this Board not less than five (5) days prior to such hearing date.

ARTICLE IV—DISPOSITION OF CASES

6. In such zoning cases where the Board may determine, based upon the written and oral testimony at its hearing, that there is a likelihood that its decision may be appealed to the Board of Estimate under the provisions of Section 668 of the New York City Charter, the Board may declare as an express condition in its resolution that the variance or special permit shall not take effect until thirty-one (31) days after the date of certification of such resolution.

ARTICLE V—ZONING APPLICATIONS

4. As soon as any application is completed by the filing of the data required in Form BZ and payment of the prescribed fee, the case shall receive a Calendar Number. The Executive Director shall forward a copy of all case material to the City Planning Commission. In addition a copy of all case material shall be submitted by the applicant by certified mail or personal service *upon a duly authorized member of the Community Board(s) who shall sign a receipt for such material,* to the Local Community Board which has jurisdiction within the area affected by the application or when the affected area is within the district of more than one local board, one copy each of all such material shall be submitted to the two or more Local Community Board's affected and the appropriate Borough Board. The applicant shall submit proof of such service to this Board within ten (10) days of initial filing. The aforesaid notice by certified mail *or the signed receipt by a duly authorized member of the Community Board(s)* shall constitute the certification of completeness under the Uniform Land Use Review Procedure pursuant to Section 197-c of the New York City Charter. Within sixty (60) calendar days after receipt, the community board shall hold a public hearing and submit a written recommendation concerning such application. For purposes of this provision, a community board shall be deemed to have received an application three (3) calendar days after the mailing of the notice to the community board. A community board may waive in writing the holding of a public hearing and the adoption of a written recommendation. Upon receipt of a waiver or recommendation from each of the concerned community boards or borough board or upon the expiration of the time limit for community board or borough board review, the Board may proceed to review the application and to make a decision. Any public hearing scheduled for a date prior to the expiration of the time limits for action by the community or borough boards shall be adjourned until the first meeting after such time limits. After review of the application by the Examiner, the applicant shall be notified by the Executive Director on Form 6CC of the date set for the public hearing, which shall be at least thirty (30) days after the mailing of said notice. Simultaneously, the Executive Director shall notify the Chairman of the City Planning Commission and the Chairman of the local Community Board which has jurisdiction or in appropriate cases the Chairmen of the two or more local Community Boards and Borough Board affected. With this notice, the applicant shall be supplied with an official copy of Form 7NO, which he or she is required to send by certified mail, or by personal service or by regular mail not less than twenty (20) days prior to the date of such hearing to every property owner entitled to notice of the application and to the Chairman of the City Planning Commission and to the Chairman of the Local Community Board which has jurisdiction or in appropriate cases the Chairmen of the two or more Local Community Boards and the Borough Board affected. The area of notification to affected property owners shall be defined as a radius of 400 feet from the center of the lot which is the subject matter of the application except that for lots of 50,000 square feet or more in area or having a frontage of more than 300 feet on any one street, the affected area shall be within a line running parallel to and 200 feet from all site property lines. A radius of 200 feet shall be taken from corners of the site property having an interior angle of less than 180 degrees. On all applications for lots containing separately owned one, two or three family dwellings, and on applications for special permits, the area of notification to the affected property owners shall be defined as a radius of 200 feet from the center of the lot. In addition, the applicant shall publish the contents of Form 7NO, or such notice as may be approved by the Secretary of the Board, at his or her own expense in one newspaper of local circulation or one newspaper of general circulation, except, that publication shall not be required for applications involving bulk variances on separately owned one, two and three family dwellings and for applications involving special permits. The publication of this notice shall take place in such newspaper on one day of each week for two (2) of the three (3) weeks prior to the Public Hearing. The Secretary, or such staff member as the Chairman shall designate, shall notify the applicant in a notice to accompany Form 6CC in which newspaper the applicant shall place the notice to be published. Five (5) days prior to such hearing date, the applicant shall file a verified statement that each property owner, the Chairman of the City Planning Commission, the Chairman of the Local Community Board having jurisdiction or in the appropriate case the Chairmen of the two or more Local Community Boards and the Borough Board affected has been so notified, either by personal service or by certified mail or by regular mail. If such service has been by regular mail, the applicant shall submit an affidavit of mailing together with an official Post Office Certificate of Mailing. The applicant shall also file a copy of the published notice with appropriate proof of publication. Not less than fourteen (14) days notice of the said hearing shall be given publication in the Bulletin of the Board.

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York, N. Y. 10013.
TELEPHONE—566-5174.

CONTENTS

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, September 26, 1978, Affecting Calendar Numbers—

807-52-BZ	277-78-BZ	296-78-BZ
888-60-BZ	208-78-BZ	330-78-BZ
576-64-BZ	209-78-A	352-78-BZ
50-71-BZ	285-78-BZ	385-78-A
14-77-A	286-78-BZ	921-77-BZ
678-56-BZ	295-78-BZ	21-78-BZ
547-62-A		311-78-BZ

Minutes of Regular Meeting, Tuesday Afternoon, September 26, 1978, Affecting Calendar Numbers—

191-78-A	247-78-A	210-78-A
200-78-A	331-78-A	249-78-A
201-78-A	38-78-A	

CALENDAR

DOCKET

New Cases filed up to September 26, 1978

Cal. No. *Dept.* *Premises Affected*

837-78-**BZ**—B.M.—49 Fulton Street, northwest corner of Pearl Street, Block 95, Lot 27, Borough of Manhattan, Community Board #1M., N.B. #26/78. re- Front wall exceeding 85 feet, Cont. to Sec. 34-10 and 23-632 Z.R.; parking spaces.

838-78-**A**—B.S.I.—348 Frank Street, south side, 244.44 feet west of Farragut Avenue, Block 1651, Lot 125, Mariners Harbor, Borough of Staten Island, N.B. #1314/78. re- Sec. 36, building not fronting on a legal street, General City Law.

839-78-**A**—B.S.I.—350 Frank Street, south side, 267.78 feet west of Farragut Avenue, Block 1651, Lot 124, Mariners Harbor, Borough of Staten Island, N.B. #1315/78. re- Sec. 36, building not fronting on a legal street, General City Law.

840-78-**A**—B.S.I.—374 Frank Street, south side, 358.86 feet east of South Avenue, Block 1651, Lot 117, Mariners Harbor, Borough of Staten Island, N.B. #1316/78. re- Sec. 36, building not fronting on a legal street, General City Law.

841-78-**A**—B.S.I.—376 Frank Street, south side, 335.53 east of South Avenue, Block 1651, Lot 116, Mariners Harbor, Borough of Staten Island, N.B. #1317/78. re- Sec. 36, building not fronting on a legal street, General City Law.

842-78-**A**—B.S.I.—414 Frank Street, south side, 18.89 feet east of South Avenue, Block 1651, Lot 101, Mariners Harbor, Borough of Staten Island, N.B. #1318/78. re- Sec. 36, building not fronting on a legal street, General City Law.

843-78-**A**—B.S.I.—416 Frank Street, southeast corner of South Avenue, Block 1651, Lot 100, Mariners Harbor, Borough of Staten Island, N.B. #1319/78. re- Sec. 36, building not fronting on a legal street, General City Law.

844-78-**A**—B.S.I.—347 Ewing Street, north side, 611.97 feet east of South Avenue, Block 1651, Lot 156, Mariners Harbor, Borough of Queens, N.B. #1320/78. re- Sec. 36, building not fronting on a legal street, General City Law.

845-78-**A**—B.S.I.—349 Ewing Street, north side, 589.97 feet east of South Avenue, Block 1651, Lot 158, Mariners Harbor, Borough of Staten Island, N.B. #1321/78. re- Sec. 36, building not fronting on a legal street, General City Law.

846-78-**A**—B.S.I.—379 Ewing Street, north side, 347.97 feet east of South Avenue, Block 1651, Lot 171, Mariners Harbor, Borough of Staten Island, N.B. #1322/78. re- Sec. 36, building not fronting on a legal street, General City Law.

847-78-**A**—B.S.I.—381 Ewing Street, north side, 325.97 feet east of South Avenue, Block 1651, Lot 172, Mariners Harbor, Borough of Staten Island, N.B. #1323/78. re- Sec. 36, building not fronting on a legal street, General City Law.

848-78-**A**—B.S.I.—415 Ewing Street, north side, 39.97 feet east of South Avenue, Block 1651, Lot 188, Mariners Harbor, Borough of Staten Island, N.B. #1324/78. re- Sec. 36, building not fronting on a legal street, General City Law.

849-78-**A**—B.S.I.—417 Ewing Street, northeast corner of South Avenue, Block 1651, Lot 1, Mariners Harbor, Borough of Staten Island, N.B. #1325/78. re- Sec. 36, building not fronting on a legal street, General City Law.

850-78-**A**—F.D.—Packaging of flammable mixture known as "Gulf Foam and Panel Adhesive" in 30 oz. caulking cartridge with .0035 foil to Kraft Liner, container not in compliance with Administrative Code.

851-78-**A**—F.D.—Packaging of flammable mixture known as "Gulf Foam and Panel Adhesive" in 11 oz. caulking cartridge with .0035 foil to Kraft Liner, container not in compliance with Administrative Code.

852-78-**A**—F.D.—Packaging of flammable mixture known as "Gulf Panel Four Adhesive" in 11 oz. caulking cartridge with .0035 foil to Kraft Liner, container not in compliance with Administrative Code.

853-78-**A**—F.D.—Packaging of flammable mixture known as "Gulf Drywall Adhesive" in 30 oz. caulking cartridge with .0035 foil to Kraft Liner, container not in compliance with Administrative Code.

854-78-**A**—F.D.—Packaging of flammable mixture known as "Gulf Panel Adhesive" in 11 oz. caulking cartridge with .0035 foil to Kraft Liner, container not in compliance with Administrative Code.

855-78-**A**—F.D.—Packaging of flammable mixture known as "Gulf Panel Adhesive" in 30 oz. caulking cartridge with .0035 foil to Kraft Liner, container not in compliance with Administrative Code.

856-78-**A**—F.D.—Packaging of flammable mixture known as "Gulf Flooring Adhesive" in 30 oz. caulking cartridge with .0035 foil to Kraft Liner, container not in compliance with Administrative Code.

857-78-**A**—F.D.—401 Avenue U, north side, 20 feet east of East 2nd Street, Block 7105, Lot 1, Borough of Brooklyn. Modification of Certificate of Occupancy #181524, sprinkler system.

858-78-**A**—B.S.I.—482 Vineland Avenue, south side, 140 feet east of Nippon Avenue, Block 6318, Lot 3, Huguenot, Borough of Staten Island, N.B. #589/78. re- Storm water disposal, Local Law #7.

859-78-**A**—B.B.—1543 East Gun Hill Road, north side, 185.68 feet east of Mickle Avenue, Block 4786, Lot 30, Borough of The Bronx, Alt. #245/78. re- Conversion of 2 fam. to MD Cont. to Sec. 56-170A MDL; extension to NFP bldg Cont. to Sec. C26-248 and C26-241 of the S.C.

860-78-**BZ**—B.M.—52-54 Park Avenue, west side, 42.3½ feet east of East 37th Street, Block 867, Lot 35, Borough of Manhattan **(Community Board #6M).** Alt. #428/77. re- Conversion from Doctor's offices and apartments to commercial offices (UG6) in R10 dist. Cont. to Sec. 22-00 Z.R.

861-78-**A**—B.M.—52-54 Park Avenue west side, 42.3½ feet east of East 37th Street, Block 867, Lot 35, Borough of Manhattan, Alt. #428/77. re- Exits; 2 hr. masonry enclosed stairs; wood stairs in E occupancy bldg. exceeding 2 sty. in hgt. Cont. to Sec. 26-604.8(i) AC; windows; wood stairs from 5th fl. mez.; exit doors do not swing in direction of egress.

862-78-**BZ**—B.S.I.—160 Tompkins Avenue, northwest corner of Vanderbilt Avenue, Block 558, Lot 1, Stapleton, Borough of Staten Island, Community Board

CALENDAR

#1S.I., Alt. #119/78. re- Present food store UG-6, to automobile sales and repairs, Cont. to Sec. 32-25 Z.R.

863-78-A—B.S.I.—115 Johnson Street, east side, 1174.6 feet north of Arthur Kill Road, Block 7207, Lot 300, Rossville, Borough of Staten Island, N.B. #788/78. re-Sec. 36, building not fronting on a legal street, General City Law; storm water disposal, Local #7.

864-78-A—B.Q.—173-11/15 Horace Harding Expressway a/k/a 59-48/60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens, Building Department letter dated September 15, 1978, to revoke Certificate of Occupancy Q160214.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

OCTOBER 24, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 24, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

748-57-A

APPLICANT—Joseph Pell Lombardi for Belmont and Son, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- egress, etc.; previously granted on condition.

PREMISES AFFECTED—337 Broome Street and 151 Bowery, southeast corner, Block 423. Lot 12, Borough of Manhattan. Community Board #2M.

11-67-BZ

APPLICANT—Gerald M. Daub for Holrod Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 6, 1977 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-1 district, in conjunction with the conversion of a portion of the cellar and first floor of a ten story building to a restaurant, the addition to the uses to include cabaret.

PREMISES AFFECTED—57-59 West 58th Street, 1420-1428 Avenue of the Americas, northeast corner, Block 1274, Lot 1, Borough of Manhattan. Community Board #5M.

546-71-BZ

APPLICANT—Bank/O'Leary Associates for Glen Terrace Incorporated, a/k/a Robert P. Marrone, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 district, the erection of a two story enlargement to an existing catering establishment previously before the Board.

PREMISES AFFECTED—5305 to 5317 Avenue N, 1564 to 1574 East 54th Street, northwest corner and 1599 East 53rd Street, Block 7878, Lots 1, 3, 4, 7 and 11 (formerly Lot 1), Borough of Brooklyn. Community Board #18BK.

899-62-A

APPLICANT—Lawrence Shutkind for Henry Herion, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 3, 1978—appeal from a decision of the Borough Superintendent re-cellar apartment; previously granted on condition.

PREMISES AFFECTED—122 East 91st Street, south side, 130 feet west of Lexington Avenue, Block 1519, Lot 62, Borough of Manhattan.

410-68-BZ

APPLICANT—Charles M. Spindler Associates for Lapadula Bros. Service Station, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires November 26, 1978—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in an R3-2 district, at an existing automotive service station previously before the Board, the erection of a one story enlargement to the accessory building and the extension of term of variance.

PREMISES AFFECTED—8505 Astoria Boulevard, northeast corner of 85th Street, Block 1097, Lot 1, Jackson Heights, Borough of Queens. Community Board #3Q.

889-52-BZ—Vol. II

APPLICANT—Walter T. Gorman for Texaco, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7a of the Zoning Resolution, permitting in a retail use district, the reconstruction and enlargement of an existing gasoline service station, lubritorium, car washing, motor vehicle repairs and parking with business signs.

PREMISES AFFECTED—35-16 to 35-26 Union Street and 139-89 Northern Boulevard, northwest corner, Block 4961, Lot 1 (formerly Lots 1, 23, 24, and 26), Flushing, Borough of Queens. Community Board #7Q.

8-34-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 19, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—187-17 Jamaica Avenue, northeast corner of Jamaica Avenue and 187th Place, Block 9910, Lot 11, Jamaica, Borough of Queens. Community Board #12Q.

547-62-A

APPLICANT—Herbert Gallin for Jerome R. Jakubovitz, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 14, 1975—appeal from a decision of the Borough Superintendent re- filed pursuant to Section 310 of the Multiple Dwelling Law, Section 34 of the Multiple Dwelling Law re- cellar apartment; previously granted on condition.

CALENDAR

PREMISES AFFECTED—2179-2187 Matthews Avenue, west side, 92.1 feet south of Pelham Parkway South, Block 4322, Lots 43, 45 and 47, Borough of The Bronx.

ZONING CASES

242-78-BZ

APPLICANT—Leonard F. Rothkrug for Fiorenzo and Lidia Villani, owner.

SUBJECT—Application April 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the maintenance of a second floor balcony that increases the degree of non-compliance in the open space requirements.

PREMISES AFFECTED—7116 15th Avenue, west side, 60 feet north of 72nd Street, Block 6179, Lot 44, Borough of Brooklyn. Community Board #1BK.

243-78-A

APPLICANT—Leonard F. Rothkrug for Fiorenzo and Lidia Villani, owner.

SUBJECT—Application April 10, 1978—appeal from a decision of the Borough Superintendent re- proposed second story porch that obstructs light and ventilation to living rooms below.

PREMISES AFFECTED—716 15th Avenue, west side, 60 feet north of 72nd Street, Block 6179, Lot 44, Borough of Brooklyn.

309-78-BZ

APPLICANT—Edward Lauria for Miliac Realty, Incorporated, owner, Michael Christie, lessee.

SUBJECT—Application April 26, 1978—decision of the Borough Superintendent, under Section 73-35 of the Zoning Resolution, to permit in a C4-1 district, within an existing shopping center, the addition to the uses of an existing restaurant to include an amusement arcade.

PREMISES AFFECTED—1425 Forest Avenue, northwest corner of Barrett Avenue, Block 1053, Lot 101, Port Richmond, Borough of Staten Island. Community Board #1S.I.

445-78-BZ

APPLICANT—Elliot Saltzman for WWRL—a division of Sonderling Broadcasting Corporation, owner.

SUBJECT—Application June 20, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the enlargement in area of the second floor accessory offices for an existing radio studio and tower.

PREMISES AFFECTED—41-26/41-30 58th Street, west side, 165.9 feet north of 43rd Avenue, Block 1328, Lot 67, Woodside, Borough of Queens. Community Board #2Q.

495-78-BZ

APPLICANT—Sidney L. Spanier, for Tzemet Associates, owner.

SUBJECT—Application June 29, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a M1-5 (LMM) district, in a building that exceeds the permitted area, the conversion from warehouse into loft dwellings that has less than the required yard depth and with windows that open on a deficient yard or court.

PREMISES AFFECTED—466-470 Washington Street, Southwest corner of Canal Street, Block 595, Lot 16, Borough of Manhattan. Community Board #1M.

208-78-BZ

APPLICANT—Albert Melniker for Frank Tambakis, Nicholas and Ann Tambakis, owners.

SUBJECT—Application March 30, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story for use as a funeral establishment with accessory parking in the open area.

PREMISES AFFECTED—2145 Richmond Avenue, east side, 11.74 feet south of Rockland Avenue, Block 2360, Lot 54, New Springville, Borough of Staten Island. Community Board #2S.I.

Laid over from September 26, 1978 for continued hearing.

209-78-A

APPLICANT—Albert Melniker for Frank Tambakis, Nicholas and Ann Tambakis, owners.

SUBJECT—Application March 30, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2145 Richmond Avenue, east side, 11.74 feet south of Rockland Avenue, Block 2360, Lot 54, New Springville, Borough of Staten Island.

Laid over from September 26, 1978 for continued hearing.

72-78-BZ

APPLICANT—E. Lauria for Edward Ramos, owner.

SUBJECT—Application February 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, in an existing two story building, the extension of the first floor restaurant and cabaret that increases the degree of non-conformity.

PREMISES AFFECTED—750 Barclay Avenue, northwest corner of Boardwalk Avenue, Block 6397, Lot 12, Annadale, Borough of Staten Island. Community Board #3S.I.

Laid over from September 19, 1978, hearing closed.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 24, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 24, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

2-78-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation for Bernard & Cantor, owners, New York City Department of Sanitation, lessee.

SUBJECT—Application November 22, 1977—appeal from a decision of the Fire Commissioner re- proposed installation of above ground diesel fuel tanks.

PREMISES AFFECTED—77 Alaska Street, east side, 50 feet east of Wayne Street, Block 195, Lot 12, West New Brighton, Borough of Staten Island.

CALENDAR

3-78-A

APPLICANT—Anthony T. Vaccarello, Commissioner of Sanitation for Department of Real Estate, owner, New York City Department of Sanitation, lessee.

SUBJECT—Application November 22, 1977—appeal from a decision of the Fire Commissioner re- proposed use installation of above ground diesel fuel tanks.

PREMISES AFFECTED—92 Brook Street, south side, 150 feet east of Jersey Street, Block 34, Lot 1, St. George Borough of Staten Island.

559-78-A

APPLICANT—McGee & Morsellino for David Shaloum, Contract Vendee, Save Way Bell, Incorporated, lessee.

SUBJECT—Application July 28, 1978—appeal from a decision of the Fire Commissioner re- installation of self service gasoline station.

PREMISES AFFECTED—810 Metropolitan Avenue, southeast corner of Bushwick Avenue, Block 2916, Lot 8 and 12, Borough of Brooklyn.

679-78-A

APPLICANT—Samuel J. Kisseloff for Mo-Hak Realty, Incorporated, owner.

SUBJECT—Application August 11, 1978—appeal from a decision of the Borough Superintendent re- proposed reconversion of building back to residential.

PREMISES AFFECTED—686-690 Greenwich Street, west side, 19 feet north of Christopher Street, Block 630, Lot 21, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 31, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 31, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

426-67-BZ

APPLICANT—Larry Meltzer for Charles Castaldo, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the construction and maintenance of a public parking lot.

PREMISES AFFECTED—2804 Jerome Avenue, east side, 261.17 feet south of Morris Avenue, Block 3318, Lot 28, Borough of The Bronx. Community Board #7BX.

307-53-BZ—Vol. II

APPLICANT—Albert Melniker for Crest Cadillac Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 11-411 of the Zoning Resolution, permitting in a C8-1 and R5 district, at an existing automobile showroom and motor vehicle repair shop with accessory uses previously before the Board, the extension of term of variance.

PREMISES AFFECTED—438 Richmond Avenue, northwest corner of Burden Avenue, Block 1101, Lot 62, Port Richmond, Borough of Staten Island. Community Board #1S.I.

191-33-BZ

APPLICANT—Lama and Vassalotti for Banner Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires November 5, 1978—decision of the Borough Superintendent; previously granted on condition under Section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—107-42 Sutphin Boulevard, west side, Lakewood Avenue to Shore Avenue, Block 10091, Lot 12, Jamaica, Borough of Queens. Community Board #12Q.

924-50-BZ—Vol. II

APPLICANT—Charles M. Spindler Associates for Abraham M. Bell, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires April 27, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i, 7h and 7A of the Zoning Resolution, permitting in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with show windows nearer to residence use district, than is permitted and permitting the parking of more than 5 motor vehicles in conjunction with an existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island Avenue and 741-751 Kathleen Court, northwest corner and 744-754 Gerald Court, Block 7224, Lots 70 and 72, Borough of Brooklyn. Community Board #13BK.

755-76-BZ

APPLICANT—Leonard F. Rothkrug for Gerard and Lynda Dowd, owners.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of an accessory garage to a dwelling that encroaches on the required front yard.

PREMISES AFFECTED—1057 83rd Street, north side, 240 feet west of 11th Avenue, Block 6012, Lot 56, Borough of Brooklyn.

626-57-BZ

APPLICANT—Herbert Gallin for Saizo Associates Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 12, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, a parking and storage lot for more than five (5) motor vehicles.

PREMISES AFFECTED—417-419 East 152nd Street, north side, 156.97 feet west of 3rd Avenue, Block 2374, Lots 98 and 99, Borough of The Bronx. Community Board #1BX.

CALENDAR

ZONING CASES

380-78-BZ

APPLICANT—John J. Tricarico for Ramon Rivera, owner.

SUBJECT—Application May 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the enlargement in area of an existing dwelling that increases the degree of non-compliance within the side yards and creates non-compliance in open space ratio and with a balcony within the front yard.

PREMISES AFFECTED—213 Stephens Avenue, west side, 125 feet north of Gildersleeve Avenue, Block 3457, Lot 72, Borough of The Bronx. Community Board #9BX.

384-78-BZ

APPLICANT—Frank A. Vaccaro for Mr. and Mrs. Charles Krull, owners.

SUBJECT—Application May 24, 1978—decision of The Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-1 district, the erection of two family dwelling that encroaches on the required rear yard.

PREMISES AFFECTED—82 Walters Avenue, south side, 160 feet east of Little Clove Road, Block 681, Lot 186, Clove Lakes, Borough of Staten Island. Community Board #1S.I.

398-78-BZ

APPLICANT—Leonard F. Rothkrug for Milleng-1977 Corporation, owner.

SUBJECT—Application May 31, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C6-2 and M1-5 district, on a plot with two structures the conversion of both buildings into multiple dwelling that creates non-compliance on the rear yard requirement the minimum distance between windows and lot lines and increases the degree of non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—29 West 16th Street, north side, 324 feet east of Avenue of the Americas, (38 West 17th Street), Block 818, Lots 19 and 72, Borough of Manhattan. Community Board #5M.

399-78-A

APPLICANT—Leonard F. Rothkrug for Milleng-1977 Corporation, owner.

SUBJECT—Application May 31, 1978—appeal from a decision of the Borough Superintendent re- proposed living rooms windows contrary to Multiple Dwelling law.

PREMISES AFFECTED—29 West 16th Street, north side, 324 feet east of Avenue of the Americas, (38 West 17th Street), Block 818, Lots 19 and 72, Borough of Manhattan.

500-78-BZ

APPLICANT—McGee and Morsellino for Catholic Medical Center of Brooklyn and Queens, owner.

SUBJECT—Application June 28, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R6 district, within an existing six story multiple dwelling, the Conversion several apartments above the first story into medical and administrative offices, clinic and convent.

PREMISES AFFECTED—88-25 153rd Street, northeast corner of 89th Avenue, Block 9762, Lot 1, Jamaica, Borough of Queens. Community Board #12Q.

501-78-A

APPLICANT—McGee and Morsellino for Catholic Medical Center of Brooklyn and Queens, owner.

SUBJECT—Application June 29, 1978—appeal from a decision of the Borough Superintendent re- proposed use of frame dwelling as accessory offices to medical center.

PREMISES AFFECTED—152-09 88th Avenue, north side, 137.5 feet west of 153rd Street, Block 9697, Lot 52, Jamaica, Borough of Queens.

502-78-A

APPLICANT—McGee and Morsellino for Catholic Medical Center of Brooklyn and Queens, owners.

SUBJECT—Application June 29, 1978—appeal from a decision of the Borough Superintendent re- proposed use of frame dwelling for accessory offices.

PREMISES AFFECTED—152-07 88th Avenue, north side, 175 feet west of 153rd Street, Block 9697, Lot 54, Jamaica, Borough of Queens.

503-78-A

APPLICANT—McGee and Morsellino for Catholic Medical Center of Brooklyn and Queens, owners.

SUBJECT—Application June 29, 1978—appeal from a decision of the Borough Superintendent re- proposed use of frame dwelling for commercial occupancy.

PREMISES AFFECTED—152-03 88th Avenue, north side, 212.5 feet west of 153rd Street, Block 9697, Lot 56, Jamaica, Borough of Queens.

641-78-BZ

APPLICANT—Sheldon Lobel for Haddad and Sons, Ltd., owners.

SUBJECT—Application August 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing eleven story building, the conversion of the second through eleven floors from photographic studios into joint living/working quarters.

PREMISES AFFECTED—1181 Broadway, southwest corner of West 28th Street, Block 829, Lot 57, Borough of Manhattan. Community Board #5M.

642-78-A

APPLICANT—Sheldon Lobel for Haddad and Sons, Limited, owner.

SUBJECT—Application August 8, 1978—appeal from a decision of the Borough Superintendent re- two fire stairs.

PREMISES AFFECTED—1181 Broadway, southwest corner of West 28th Street, Block 829, Lot 57, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 31, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 31, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

374-78-A

APPLICANT—Alphonse J. Calvanico for Roman Blum, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed

building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—115 Sandborn Street, north side, 154.38 feetwest of Holdridge Avenue, Block 6377, Lot 52, Annadale, Borough of Staten Island.

375-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Filbert Homes, owner.

SUBJECT—Application May 19, 1978—Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—519 Mason Avenue, west side, 80.00 feet north of Filbert Avenue, Block 3661, Lot 34, Dongan Hills, Borough of Staten Island.

376-78-A

APPLICANT—Alphonse J. Calvanico for Filbert Homes, owner.

SUBJECT—Application May 19, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—521 Mason Avenue, west side, 53.33 feet north of Filbert Avenue, Block 3661, Lot 35, Dongan Hills, Borough of Staten Island.

377-78-A

APPLICANT—Alphonse J. Calvanico for Filbert Homes, owner.

SUBJECT—Application May 19, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—523 Mason Avenue, west side, 26.67 feet north of Filbert Avenue, Block 3661, Lot 37, Dongan Hills, Borough of Staten Island.

378-78-A

APPLICANT—Alphonse J. Calvanico for Filbert Homes, owner.

SUBJECT—Application May 19, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—525 Mason Avenue, northwest corner of Filbert Avenue, Block 3661, Lot 38, Dongan Hills, Borough of Staten Island.

379-78-A

APPLICANT—E. E. La Rue for Siloo, Incorporated, owner.

SUBJECT—Application May 22, 1978—appeal from a decision of the Fire Commissioner re- packaging of inflammable mixture known as "Siloo Gasline Anti-Freeze", in twelve (12) ounce round plastic bottle with child resistant cap, container not in compliance with the Regulations of the Administrative Code of the City of New York.

382-78-A

APPLICANT—Alphonse J. Calvanico for Albert Bacci, owner.

SUBJECT—Application May 23, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Shirley Avenue, north side, 85.13 feet west of Harold Avenue, Block 6367, Lot 40, Annadale, Borough of Staten Island.

699-78-A

APPLICANT—Kenneth H. Koons for Apostles of the Sacred Heart, owner.

SUBJECT—Application August 22, 1978—appeal from a decision of the Borough Superintendent re- use of frame building as school and convent.

PREMISES AFFECTED—1659 Zerega Avenue, south side, 22.57 feet east of Maclay Avenue, Block 3991, Lot 75, Borough of The Bronx.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 26, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 12, 1978 were approved as printed in the Bulletin of September 21, 1978, Volume 63, Numbers 31 thru 38.

807-52-BZ

APPLICANT—Lama and Vassalotti for Bill Wolf Petroleum Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 14, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in the local retail use portion of a lot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting in the parking and storage of motor vehicles on unbuilt portion of lot.

PREMISES AFFECTED—140-20 Farmers Boulevard and 174-25 to 174-33 142nd Avenue, northwest corner, Block 12592, Lot 315, Hollis, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1953 on certain conditions; and

WHEREAS, a public hearing was held on this application on September 26, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 14, 1953 as amended through March 26, 1968 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . .; on condition that aluminum slats shall be installed in the existing woven wire fence in order to properly screen the parked cars, to remove all the obsolete auto parts and debris from the site, that the station be painted, and that the surface be repaired where required on the premises to eliminate ponding; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 6211-52)

888-60-BZ

APPLICANT—George Perotto for Theodore Tanner, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a local retail district, the erection and maintenance of a gasoline service station, auto washing (non-automatic) lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and proposed ground sign.

PREMISES AFFECTED—160-06 Union Turnpike, southeast corner of 160th Street, Block 6855, Lot 31 (formerly Lots 31 and 33), Jamaica, Borough of Queens. Community Board #8Q.

APPEARANCES—

For Applicant: George Perotto.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8Q was notified by the applicant on June 27, 1978, and no response received; and

WHEREAS, this application was granted by the Board on November 8, 1961, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 8, 1961 as amended through January 11, 1977 by adding thereto:

"that the gasoline pumps shall conform to revised drawing of proposed conditions marked 'Received June 27, 1978'—one sheet, *on condition* that the work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Misc. 268-78)

576-64-BZ

APPLICANT—Leonard F. Rothkrug for Bethany Baptist Church, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 73-641 of the Zoning Resolution, permitting in a R6 district, the enlargement in area of an existing church to provide for a school that exceeds the permitted lot coverage.

PREMISES AFFECTED—141-47 Decatur Street, 440-460 Sumner Avenue, northeast corner, 216-220 MacDonough Street, Block 1856, Lots 38 and 41, Borough of Brooklyn. Community Board #3BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #3BK was notified by the applicant on June 27, 1978, and no response received; and

WHEREAS, this application was granted by the Board on July 7, 1964, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 7, 1964 as amended through November 1, 1966 by adding thereto:

"to permit a child day care program in the school portion of the premises, and to allow a garden sitting area for the children on roof of school, substantially as shown on revised drawings of proposed conditions marked 'Received June 27, 1978'—three sheets; *on condition* that a 5'-6" minimum height chain-link fence be installed on top of the parapet wall; and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 556-78)

50-71-BZ

APPLICANT—Millard Bresin for Amoco Oil Company, long term lessee in control of property.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 73-211 and 73-212 of the Zoning Resolution, permitting in a C2-3 district, the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—6401 to 6407 4th Avenue and 402 to 408 64th Street, southeast corner, Block 5818, Lot 5, Borough of Brooklyn.

APPEARANCES—
For Applicant: Millard Bresin.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 11, 1971, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 11, 1971 by adding thereto:

"to construct a metal canopy over the existing gasoline pump islands, substantially as shown on revised drawings of proposed conditions marked 'Received June 28, 1978' —two sheets; and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (B.N. 580-78)

14-77-A

APPLICANT—H. I. Sigman, Borough Superintendent, Department of Buildings.

OWNERS—Mario Tucciarone, Charles Met and Estate of Anthony Coccheo.

SUBJECT—Application for consideration—to reopen in accordance with the order of the Court for further hearing consistent with the Court's decision herein dated November 17, 1977—for renovation of Certificate of Occupancy Q57526; previously granted on condition.

PREMISES AFFECTED—188-16 Northern Boulevard, northwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

APPEARANCES—
For Applicant: None.
For Owner: Joseph P. Morsellino.

ACTION OF BOARD—Resolution of May 24, 1977 be and it hereby is sustained.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Cincotta ... 4
Negative: Commissioner Walsh and Commissioner Wolf 2

THE RESOLUTION—

WHEREAS, the Board has reopened this matter in accordance with the judgment of the Court dated January 27, 1978; and

WHEREAS, the Board has considered pursuant to the decision of the Court dated November 17, 1977 "the value and condition of the improvements on the premises and the various other factors which bear upon the kind and amount of damages which petitioner would sustain because of the action taken by the municipality"; and

WHEREAS, Section 52-72 of the Zoning Resolution provides that in all residence districts a non-conforming use of "land with minor improvements" may be continued for three years after the effective date of the resolution, and thereafter, such land shall be used only for conforming use; and

WHEREAS, the Board finds that based upon the evidence submitted and testimony taken at the public hearings, the owner had an ample opportunity to amortize his investment on the non-conforming use; and

WHEREAS, the total value of the improvements was not a substantial investment and therefore the revocation of the C. of O. would not cause serious financial harm or damage to the property owner.

Resolved, that the decision of the Borough Superintendent dated January 7, 1977 acting on C. O. #Q57526 be and it hereby is sustained and that the Certificate of Occupancy #Q57526 is hereby revoked and that the decision of the Board of Standards and Appeals adopted May 24, 1977 be and it is hereby affirmed.

678-56-BZ

APPLICANT—Donald D. Fisher for Four Guds Realty Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired July 9, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use B area district, the construction of a one story building of Class 3 construction to be occupied as a retail store and occupying more than the permitted area.

PREMISES AFFECTED—408 East 11th Street, south side, 144 feet east of 1st Avenue, Block 438, Lot 12, Borough of Manhattan. Community Board #3M.

APPEARANCES—
For Applicant: Donald D. Fisher.

ACTION OF BOARD—Laid over to October 10, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

547-62-A

APPLICANT—Herbert Gallin for Jerome R. Jakubovitz, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 14, 1975—appeal from a decision of the Borough Superintendent—filed pursuant to Section 310 of the Multiple Dwelling Law, Section 34 of the Multiple Dwelling Law re- cellar apartment; previously granted on condition.

PREMISES AFFECTED—2179-2187 Matthews Avenue, west side, 92.1 feet south of Pelham Parkway South, Block 4322, Lots 43, 45 and 47, Borough of The Bronx.

APPEARANCES—
For Applicant: Herbert Gallin.

MINUTES

ACTION OF BOARD—Laid over to October 24, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

277-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin et al for Bowery Savings Bank, St. James Place, Incorporated, Iandor Realty Corporation, owner.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a R4 district, the construction and maintenance of an off-site accessory parking facility for a bank.

PREMISES AFFECTED—2228 Hendrickson Street, west side, 210 feet south of Avenue U, Block 8558, Lots 55, 57 and 59, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—
For Applicant: Francis R. Angelino, Albert J. Marohn, Rev. Edward W. Jolley, Edward and Nancy Christopher.
For Opposition: Ralph Opre, Linda M. Bittar, Robert Kerrigan, Opal L. Wentzell and Bernard Catcher.

ACTION OF BOARD—Laid over to October 10, 1978, at 10 A.M., for continued hearing.

208-78-BZ

APPLICANT—Albert Melniker for Frank Tambakis, Nicholas and Ann Tambakis, owners.

SUBJECT—Application March 30, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story for use as a funeral establishment with accessory parking in the open area.

PREMISES AFFECTED—2145 Richmond Avenue, east side, 11.74 feet south of Rockland Avenue, Block 2360, Lot 54, New Springville, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—
For Applicant: Albert Melniker, Madrice A. Posner, Jack Posner and Gerald F. Gold.
For Opposition: Jean Visoky, Linda Warner Heartland and Grace Ferranti.
For Administration: John Kaufman, Steve Stein and Nancy Roson, City Planning Comm.

ACTION OF BOARD—Laid over to October 24, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

209-78-A

APPLICANT—Albert Melniker for Frank Tambakis, Nicholas and Ann Tambakis, owners.

SUBJECT—Application March 30, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2145 Richmond Avenue, east side, 11.74 feet south of Rockland Avenue, Block 2360, Lot 54, New Springville, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker, Madrice A. Posner, Jack Posner and Gerald F. Gold.
For Opposition: Jean Visoky, Linda Warner Heartland and Grace Ferranti.
For Administration: John Kaufman, Steve Stein and Nancy Roson, City Planning Comm.

ACTION OF BOARD—Laid over to October 24, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

285-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner, Steven Liebman, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—343-345 West 30th Street, north side, 236 feet east of Ninth Avenue, Block 754, Lots 16 and 17, Borough of Manhattan. Community Board #4M.

APPEARANCES—
For Applicant: Morrell I. Berkowitz and Steve Liebman.
For Opposition: Barbara Moore and Robert G. Schuur.

ACTION OF BOARD—Laid over to October 17, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

286-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner, Steven Liebman, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion, of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—337-339 West 30th Street, north side, 321 feet east of Ninth Avenue, Block 754, Lots 19 and 20, Borough of Manhattan. Community Board #4M.

APPEARANCES—
For Applicant. Morrell I. Berkowitz and Steve Liebman.
For Opposition: Barbara Moore and Robert G. Schuur.

ACTION OF BOARD—Laid over to October 17, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

295-78-BZ

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.

SUBJECT—Application April 20, 1978—decision of the Borough Superintendent, under Sections 72-21 and 72-01(b) of the Zoning Resolution, to permit in a R4 district, on a plot with less than the required lot area, the erection of a two family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—63-14 54th Avenue, south side, 112.38 feet east of 63rd Street, Block 2366, Lot 93, Maspeth, Borough of Queens. Community Board #2Q.

APPEARANCES—
For Applicant: Joseph P. Morsellino.
For Opposition: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 10, 1978, at 10 A.M., for decision, hearing closed.

296-78-BZ

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.

SUBJECT—Application April 20, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and

72-21 of the Zoning Reslоution, to permit in an R4 district, the erection of a three story, three family dwelling that encroaches on the required front, side and rear yards and penetrates the sky exposure plane.

PREMISES AFFECTED—63-18 54th Avenue, south side, 147.68 feet east of 63rd Street, Block 2366, Lot 95, Maspeth, Borough of Queens. Community Board #2Q.

APPEARANCES—
For Applicant: Joseph P. Morsellino.
For Opposition: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 10, 1978, at 10 A.M., for decision, hearing closed.

330-78-BZ

APPLICANT—Abraham Grossman for 14th Road Realty Corporation, owner.

SUBJECT—Application May 4, 1978—decision of the Borough Superintendent, under Section 73-50 of the Zoning Resolution, to permit in a M1-1 district, the enlargement in area of an existing food processing establishment (bakery) that encroaches in the required front yard along a district boundary.

PREMISES AFFECTED—115-05 15th Avenue, north side, 250 feet east of 114th Street, 115-10 14th Road, Block 4067, Lots 15 and 22, College Point, Borough of Queens. Community Board #7Q.

APPEARANCES—
For Applicant: Abraham Grossman, Peter Zampieri and Max V. Kleiner.
For Opposition: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 10, 1978, at 10 A.M., for decision, hearing closed.

352-78-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for C. and M. Holding Corporation, owner, N. Y. Skate Park Enterprise, lessee.

SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Section 72-21 and 73-35 of the Zoning Resolution, to permit in an M3-1 district, the erection of two story structure for use or an amusement arcade and with a skateboard facility within an air supported structure.

PREMISES AFFECTED—1734 Shore Parkway, west side, 114.98 feet south of Bay Parkway, Block 6491, Lot 190, Borough of Brooklyn. Community Board #11BK.

APPEARANCES—
For Applicant: Sid Davidoff.
For Opposition: None.
For Administration: Steven Stein, C.P.C.

THE VOTE TO REOPEN HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 10 A.M., for decision; hearing closed.

385-78-A

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- rear yard and side yard dimensions.

PREMISES AFFECTED—63-18 54th Avenue, south side, 147.68 feet east of 63rd Street, Block 2366, Lot 95, Maspeth, Borough of Queens.

APPEARANCES—
For Applicant: Joseph P. Morsellino.
For Opposition: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 10, 1978, at 10 A.M., for decision; hearing closed.

921-77-BZ

APPLICANT—Nicholas J. Salvadeo for Albert Davino, owner.

SUBJECT—Application November 30, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with commercial uses, the reconstruction of retail stores with accessory parking in open area.

PREMISES AFFECTED—960 Richmond Avenue, west side, 74.98 feet south of Mansey Place, Block 1704, Lot 56, Port Richmond, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—
For Applicant: Ronald Rowe.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 6, 1978, after due notice by publication in the Bulletin; laid over to July 11, 1978; then to September 12, 1978; then to September 26, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1977, acting on N.B. Applic. #287/1977, reads:

"1. Proposed construction of a retail store with accessory parking for 6 cars located within an R3-2 district is not a use permitted as of right and is there contrary to Section 22-10 (Z.R.).

2. There are no bulk parking or loading regulations governing commercial building located in residential district."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioners Vito J. Fossella, P.E. and John J. Walsh, P.E.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant

is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with commercial uses the reconstruction of retail stores with accessory parking in the open area, *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "November 30, 1977", 4 sheets, "September 21, 1978", 1 sheet and *on further condition* that this variance shall be limited to a term of 15 years, that the hours of operation be restricted to from 8 A.M. to 10 P.M., 7 days per week, that signs shall comply with the C1 district regulations, that the area be limited to use group 6 except that there shall be no OTB, fast food or alcoholic beverage establishments; that gates to the accessory parking area are to be closed and locked after business hours; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

21-78-BZ

APPLICANT—Sol Niego for First Nat'l Bank of Boston, owner, Waldbaum's Incorporated, lessee.

SUBJECT—Application January 13, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story enlargement to an existing supermarket previously before the Board and reduction in the number of accessory parking spaces.

PREMISES AFFECTED—155-15 Aguilar Avenue, north side, 246.26 feet west of 72nd Avenue, Block 6793, Lot 380, Flushing, Borough of Queens. Community Board #8Q.

APPEARANCES—
For Applicant: Robert Levine.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 12, 1978, after due notice by publication in the Bulletin; laid over to September 19, 1978; then to September 26, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated January 12, 1978, acting on Alt. Applic. #351/1974, reads:

"1. Proposed enlargement of supermarket U.G. 6 in an R-6 zone is contrary to Sec. 22-00, Sec. 52-22 and Sec. 52-41 of the zoning resolution and reduction in the number of parking spaces is contrary to variance granted under B.S.A. Cal. #490-52-BZ.

2. Since there are no bulk requirement for a non-conforming use in a residence district, the matter is referred to the Board of Standards and Appeals for their determination."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioners Philip P. Agusta, RA and John B. Cincotta.

WHEREAS, the Board finds that this is an appropriate case in which to permit under Section 11-412 of the Zoning Resolution, the enlargement of the present building.

Resolved, that the Board of Standards and Appeals does hereby *permit* under Section 11-412 of the Zoning Resolution, in an R-6 district, the erection of a one story enlargement to an existing supermarket previously before the Board and the reduction in the number of accessory parking spaces *on condition* that all work shall substantially conform to drawings filed with this application marked received "January 13, 1978", 5 sheets and "September 20, 1978", 3 sheets and *on further condition* that deliveries to the supermarket and refuse pick up be restricted to between 8 AM and 7 PM, lighting be maintained at the rear and side directed away from adjoining properties, that street trees shall be planted and maintained along Aguilar Avenue; that the hours of operation be limited to 8 AM to 11 PM weekdays, 8 AM to 7 P.M. Saturday and 9 A.M. to 6 P.M. Sunday; that all roof mechanical equipment be located within the existing structure; that this special permit shall be limited to a term of 10 years and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

311-78-BZ

APPLICANT—Harold Herman for Solita N. Herman, Trustee.

SUBJECT—Application April 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R8 district, the construction of an additional floor to a proposed multiple dwelling previously before the Board that increases the degree of non-compliance in open space ratio, floor area ratio, lot area per room and penetration of the sky exposure plane.

PREMISES AFFECTED—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Harold Herman.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—
Affirmative: 0
Negative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 5, 1978, after due notice by publication in the Bulletin; laid over to July 18, 1978, then to September 26, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated April 6, 1978, acting on Alt. Applic. #129/1977, reads:

"21. Proposed enlargement is contrary to Section 23-142 ZR since it does not comply with FAR and OSR.

22. Proposed conversion and enlargement is contrary to Section 23-223 ZR since it does not comply with LA/RM.

23. Proposed enlargement is contrary to Section 23-632 ZR since it will pierce sky exposure plane.

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioner John B. Cincotta and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make finding E under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated April 6, 1978 acting on Alt. Applic. #129/1977, Objection Nos. 21, 22 and 23 be and it hereby is affirmed and that the application be and it hereby is *denied.*

Adjourned: 3:40 P.M.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON,
SEPTEMBER 26, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta, and Commissioner Wolf.

191-78-A

APPLICANT—Harry Soled for Cong. Dyar Moshe, Rabbi Ch. Ashkenazi, owner.

SUBJECT—Application March 16, 1978—appeal from a decision of the Borough Superintendent re- proposed use of three (3) story frame building as synagogue.

PREMISES AFFECTED—1073 East 27th Street, east side, 165 feet north of Avenue K, Block 7609, Lot 15, Borough of Brooklyn.

APPEARANCES—
For Applicant: Harry Soled.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1978, on Alt. Applic. #170/78, reads:

"1. Proposed Synagogue in a 3 story frame bldg. is not permitted under C26-254.0 of Bldg. Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 7, 1978, acting on Alt. Applic. #170/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that approved smoke detectors be installed as follows: one in the cellar, three on the first floor, two on the second floor and two on the third floor, all interconnected to a central alarm system; that the existing fire escape be repaired and maintained in safe operating condition; that all work shall be substantially completed within one year from the date of this resolution; and *on further condition* that the building shall substantially conform to drawings, marked "Received March 16, 1978", 6 sheets; and that all laws, rules and regulations shall be complied with.

200-78-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application March 21, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use from "Automotive service station" to "Self service gasoline and oil selling station".

PREMISES AFFECTED—776 4th Avenue, northwest corner of 26th Street, Block 654, Lot 34, Borough of Brooklyn.

APPEARANCES—
For Applicant: James E. Vassalotti.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1978, on Alt. Applic. #211/78, reads:

"1. The proposed change of use from Automotive Service Station to 'Self-Service gasoline and oil selling station' is contrary to C19-73.0(b) of fire prevention code of New York."

and

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1978 reads: "The proposed change of use from Automotive Service Station to Self-Service gasoline and oil selling station is contrary to C19-73.0(b)(2) of the Fire Prevention Code of the City of New York"; and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal be *granted* under certain conditions; and

WHEREAS, Section C19-73.0.b2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, it is required that at all times, when fuel is dispensed, the person holding a Certificate of Fitness have control over fuel dispensing devices; and

WHEREAS, the record and filed plans in the instant application indicate that safety devices, fuel dispensing devices and consoles are under the direct supervision and control of the person holding a Certificate of Fitness as above specified; and

WHEREAS, the filed plans indicates the installation of an automatic dry chemical suppression system utilizing pneumatic heat activators as well as a manual activator control and a fail safe electric energy device which will automatically disconnect the complete electrical system to the self-service dispensing equipment when the dry chemical suppression system is activated; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the console and safety controls, and this person must hold a Certificate of Fitness.

Resolved, that the decision of the Borough Superintendent, dated March 7, 1978, be and it hereby is modified and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation, and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable container; (4) that signs reading "No Smoking", "Stop Your Engine" and "It Is Unlawful To Dispense Gasoline Into Portable Containers" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on filed plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (8) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in proper operating condition at all times; (9) that all controls, devices, fire suppression system and fire fighting equipment be maintained in good operating order at all times; (10) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (11) that all dispensing nozzles are the automatic closing type without hold open latches; (12) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instructions shall be at the direction of the Fire Commissioner; (13) that the dispensing areas shall, at all times, be well lit for complete visual control; (14) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; *on further condition* that the building, equipment, devices and control shall substantially conform to drawings, marked

"Received March 21, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

201-78-A

APPLICANT—Lama and Vassalotti for Morben Properties, Incorporated, owner, Mobil Oil Corporation, long term lessee.

SUBJECT—Application March 21, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to "self service" gasoline and oil selling station.

PREMISES AFFECTED—6001 Church Avenue, northeast corner of Ralph Avenue, Block 4686, Lot 1, Borough of Brooklyn.

APPEARANCES—
For Applicant: James E. Vassalotti.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1978, on Alt. Applic. #234/78, reads:

"1. Proposed change of use from Automotive Service Station to 'Self-Service' Gasoline and Oil Selling Station is contrary to C19-73.0 (b) (2) of the Fire Prevention Code, City of New York."

and

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1978 reads: "The proposed change of use from Automotive Service Station to Self-Service gasoline and oil selling station is contrary to C19-73.0(b) (2) of the Fire Prevention Code of the City of New York"; and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal be granted under certain conditions; and

WHEREAS, Section C19-73.0.b2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, it is required that at all times, when fuel is dispensed, the person holding a Certificate of Fitness have control over fuel dispensing devices; and

WHEREAS, the record and filed plans in the instant application indicate that safety devices, fuel dispensing devices and consoles are under the direct supervision and control of the person holding a Certificate of Fitness as above specified; and

WHEREAS, the filed plans indicates the installation of an automatic dry chemical suppression system utilizing pneumatic heat activators as well as a manual activator control and a fail safe electric energy device which will automatically disconnect the complete electrical system to the self-service dispensing equipment when the dry chemical suppression system is activated; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the console and safety controls, and this person must hold a Certificate of Fitness.

Resolved, that the decision of the Borough Superintendent, dated March 7, 1978, be and it hereby is modified and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation, and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable container; (4) that signs reading "No Smoking", "Stop Your Engine" and "It Is Unlawful To Dispense Gasoline Into Portable Containers" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on filed plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (8) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in proper operating condition at all times; (9) that all controls, devices, fire suppression system and fire fighting equipment be maintained in good operating order at all times; (10) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (11) that all dispensing nozzles are the automatic closing type without hold open latches; (12) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instructions shall be at the direction of the Fire Commissioner; (13) that the dispensing areas shall, at all times, be well lit for complete visual control; (14) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; *on further condition* that the building, equipment, devices and control shall substantially conform to drawings, marked "Received March 21, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

247-78-A

APPLICANT—Augustus A. Beekman/Fire Commissioner.

OWNER OF PREMISES—William N. Weidman.

SUBJECT—Application April 10, 1978—for Modification of Certificate of Occupancy #Q106790 re- sprinkler system.

PREMISES AFFECTED—31-14 30th Avenue, south side, 50 feet west of 32nd Street, Block 615, Lot 37, Astoria, Borough of Queens.

APPEARANCES—
For Applicant: Lt. R. J. Ellis, Fire Dept.
For Owner: Marvin Bellovin and Louis Coppegga.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated March 27, 1978, to Modify C.O. #Q106790, reads:

"Application is hereby respectfully made to the Board of Standards and Appeals, in accordance with the provisions of Section 1804.4.c.6 of the City Charter, to Modify a Certificate of Occupancy in relation to the following building:

31-14 30th Avenue
Astoria, N. Y. 11102"

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the application be granted under certain conditions.

Resolved, that the application of the Fire Commissioner for modification of the Certificate of Occupancy be and it hereby is *granted,* and that the Certificate of Occupancy be modified to require a smoke detection system with central alarm notification throughout the cellar and first floor, as well as a non-automatic sprinkler system in the cellar; that doors for access and agress to the boiler room be one-hour rated; that the proposed partitions in the cellar separating

the boiler room from the exit be a minimum of 4 inches of masonry; that ventilation for the boiler room be provided as per Building Code requirements; that good housekeeping measures shall be maintained on the premises with a minimum of 3 foot clear aisles existing throughout the cellar and first floor; that uncontainerized refuse shall not be permitted on the premises and shall be removed from the premises at the end of each day's operation; that access to egress is to be kept free and clear at all times; that no storage of any kind be permitted in the boiler room; and that all other laws, rules and regulations applicable shall be complied with.

331-78-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES: 335 Greenwich Street Corporation.

SUBJECT—Application May 4, 1978—for Modification of Certificate of Occupancy #17251 re- sprinkler system.

PREMISES AFFECTED—335 Greenwich Street, 15 feet south of Jay Street (a.k.a. 20-24 Jay Street), Block 143, Lot 21, Borough of Manhattan.

APPEARANCES—
For Applicant: Lt. R. J. Ellis, Fire Dept.
For Owner: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated May 3, 1978, to Modify C. of O. #17251, reads:

"Application is hereby respectfully made to the Board of Standards and Appeals, in accordance with the provisions of Section 1804.4.c.6 of the City Charter, to Modify a Certificate of Occupancy in relation to the following building:

335-37 Greenwich St.
aka 20-24 Jay St.
New York, N. Y. 10013"

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the application be granted under certain conditions.

Resolved, that the application of the Fire Commissioner for modification of the Certificate of Occupancy be and it hereby is *granted,* and that the Certificate of Occupancy be modified to require an approved automatic sprinkler system be installed in the areas of the cellar and first floor not covered by the existing sprinkler system; and that all other laws, rules and regulations applicable shall be complied with.

38-78-A

APPLICANT—Albert Melniker, A.I.A. for Marc Wood, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1825 Forest Avenue, north side, 225 feet west of Morningstar Road, Block 1180, Lot 13, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision; hearing closed.

210-78-A

APPLICANT—Albert Melniker for The Church of Jesus Christ of Latter-Day Saints, owner.

SUBJECT—Application March 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—913 Rockland Avenue, north side, 893.63 feet west of Forest Hill Road, Block 1992, Lot 50, New Springville, Borough of Staten Island.

APPEARANCES—
For Applicant: Albert Melniker.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 4, 1978, at 2 P.M., for decision; hearing closed.

249-78-A

APPLICANT—Arthur Guttman for Fran Ed Equities, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use on the 4th and 5th stories from permanently vacant to joint living work quarters for artists.

PREMISES AFFECTED—59-63 Allen Street, west side, 75.1 feet south of Grand Street, 88 Eldridge Street, Block 307, Lot 24, Borough of Manhattan.

APPEARANCES—
For Applicant: Arthur Guttman and Edward Stertz.

ACTION OF BOARD—Laid over to October 10, 1978, at 2 P.M., for continued hearing.

Adjourned: 4:00 P.M.

ALAN D. GERSHUNY, *Executive Director*

BOARD OF STANDARDS AND APPEALS
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OF THE CITY OF NEW YORK

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CONTENTS

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Wednesday Morning, October 4, 1978, Affecting Calendar Numbers—

889-55-BZ—	73-78-BZ	73-77-BZ
Vol. II	74-78-A	74-77-A
394-73-BZ	115-78-BZ	307-78-BZ
237-76-BZ	161-78-BZ	524-40-A
524-40-A	162-78-A	334-78-BZ
70-52-BZ—	224-78-BZ	352-78-BZ
Vol. II	360-78-BZ	278-78-BZ
47-77-BZ	43-78-BZ	308-78-BZ

Minutes of Regular Meeting, Wednesday Afternoon, October 4, 1978, Affecting Calendar Numbers—

248-56-SA	210-78-A	433-78-A
892-57-SM	225-78-A	434-78-A
906-67-SM	226-78-A	435-78-A
146-68-SA	227-78-A	443-78-A
708-69-SA	228-78-A	504-78-A
440-76-SA	238-78-A	468-77-A
154-77-SA	289-78-A	932-77-A
523-78-SM	329-78-A	933-78-A
560-78-SA	414-78-A	934-77-A
561-78-SA	428-78-A	274-78-A
640-78-SM	429-78-A	275-78-A
38-78-A	430-78-A	276-78-A
77-78-A	431-78-A	
207-78-A	432-78-A	

CALENDAR

DOCKET

New Cases filed up to October 4, 1978

Cal. No. *Dept.* *Premises Affected*

865-78-A—FD—800/820 Pennsylvania Avenue, south side, 95' east of Linden Boulevard, Block 4346, Lot 12 (formerly 12, 17, 20, 48, 50, 52 and 54), Borough of Brooklyn. Fire Department letter #E540404, self service gasoline station.

866-78-A—FD—530/546 Utica Avenue, southwest corner of Rutland Road, Block 4603, Lot 5, Borough of Brooklyn. Fire Department letter #E596774, self service gasoline station.

867-78-A—FD—2251 Nostrand Avenue, east side, 153' 8¼" north of Avenue "I", Block 7576, Lots 14, 16 and 17, Borough of Brooklyn, Fire Department letter #E515207, self service gasoline station.

868-78-A—FD—484/500 Remsen Avenue, southwest corner of Kings Highway, Block 4685, Lots 2, 6, 7 and 8, Borough of Brooklyn. Fire Department letter #E526698, self service gasoline station.

869-78-BZ—BM—14 East 78th Street, south side, 220.11' east of Fifth Avenue, Block 1392, Lot 163, Borough of Manhattan, Community Board #8M, Alt. #723/78. re- Proposed enlargement Cont. to Sec. 24-11 ZR; rear yard, Cont. to Sec. 24-36 ZR.

870-78-BZ—BM—14 West 17th Street, south side, 250.0' west of Fifth Avenue, Block 818, Lot 59, Borough of Manhattan, Community Board #4M, Alt. #986/77. re- Proposed res. bldg. (UG-2) not permitted in M1-6 zone, Cont. to Sec. 42-00 ZR (no bulk or parking regulations).

871-78-A—BB—256 McGuiness Boulevard, southwest corner of Kent Street, Block 2560, Lot 1, Borough of Brooklyn, Alt. #1001/78. re- self service gasoline station, Cont. to C19-73.0 (b) (2). of Fire Prevention Code of N. Y.

872-78-A—BSI—38 Tyndale Street, south side, 115.00' east of Barclay Avenue, Block 6364, Lot 153, Annadale, Borough of Staten Island, NB #872/78. re- Sec. 36, building not fronting on a legal street, General City Law; storm water disposal, Local Law #7.

873-78-A—BSI—628 Sycamore Street, south side, 147.01' west of Holdridge Avenue, Block 6382, Lot 32, Annadale, Borough of Staten Island, NB #128/78. re- Sec. 36, building not fronting on a legal street, General City Law; storm water disposal, Local Law #7.

874-78-A—BSI—634 Sycamore Street, south side, 207.01' west of Holdridge Avenue, Block 6382, Lot 28, Annadale, Borough of Staten Island, NB #129/78. re- Sec. 36, building not fronting on a legal street, General City Law; storm water disposal, Local Law #7.

875-78-A—BSI—640 Sycamore Street, south side, 267.01' west of Holdridge Avenue, Block 6382, Lot 25, Annadale, Borough of Staten Island, NB #130/78. re- Sec. 36, building not fronting on a legal street, General City Law; storm water disposal, Local Law #7.

876-78-A—BSI—70 Rae Avenue, west side, 120.00' north of Edwin Street, Block 6425, Lot 37, Annadale, Borough of Staten Island, NB #1276/78. re- Sec. 36, building not fronting on a legal street, General City Law.

877-78-A—FD—One Steinway Place, southwest corner of 19th Avenue, Block 814, Lot 1, Astoria, Borough of Queens. Fire Department Folder #50714.01, re- established smoking areas.

878-78-A—FD—Packaging of flamable mixture known as "Tite-Seal Gasket Cement Compound", in 2 oz. plastic bottle with metal screw cap with dubber, not in compliance with the Administrative Code.

879-78-A—FD—Packaging of flammable mixture known as "Windshield Washer Solvent", in 6 oz. plastic bottle with metal screw cap, not in compliance with the Administrative Code.

880-78-A—FD—Packaging of flammable mixture known as "Lube-Zit", in 1 gal. plastic container with plastic screw cap, not in compliance with the Administrative Code.

881-78-BZ—BM—153 East 69th Street, north side, 175' east of Lexington Avenue, Block 1404, Lot 27, Borough of Manhattan, Community Board #8M, Alt. #817/78. re- Medical offices (UG-4) in res. dist. are limited to a location below the level of the first story ceiling, Cont. to Sect. 22-14 ZR.

882-78-BZ—BM—161-165 Perry Street, north side, 136.0' west of Washington Street, Block 637, Lot 77, Borough of Manhattan, Community Board #2M, Alt. #499/78. re- Proposed new residential use located in an M1-5 dist. is Cont. to Sec. 42-00 ZR, (no bulk or parking regulations for residential building.).

833-78-BZ—BM—682 Broadway, southeast corner of Great Jones Street, Block 530, Lot 7, Borough of Manhattan, Community Board #2M, Alt. #955/76. re- Proposed conversion to joint living-work quarters for artists, Cont. to Sec. 42-14 ZR; units containing less than 1200 sq. ft. Cont. to Sec. 43-17 ZR.

884-78-A—BM—682 Broadway, southeast corner of Great Jones Street, Block 530, Lot 7, Borough of Manhattan, Alt. #955/76. re- Joint living work quarters containing less than 1200 sq. ft. Cont. to Sec. 277 MDL; open fire escape as a means of egress, Cont. to Sec. 277 (1) MDL.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

OCTOBER 31, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 31, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

426-67-BZ

APPLICANT—Larry Meltzer for Charles Castaldo, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the construction and maintenance of a public parking lot.

PREMISES AFFECTED—2804 Jerome Avenue, east side, 261.17 feet south of Morris Avenue, Block 3318, Lot 28, Borough of The Bronx. Community Board #7BX.

CALENDAR

307-53-BZ—Vol. II

APPLICANT—Albert Melniker for Crest Cadillac Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 11-411 of the Zoning Resolution, permitting in a C8-1 and R5 district, at an existing automobile showroom and motor vehicle repair shop with accessory uses previously before the Board, the extension of term of variance.

PREMISES AFFECTED—438 Richmond Avenue, northwest corner of Burden Avenue, Block 1101, Lot 62, Port Richmond, Borough of Staten Island. Community Board #1S.I.

191-33-BZ

APPLICANT—Lama and Vassalotti for Banner Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires November 5, 1978—decision of the Borough Superintendent; previously granted on condition under Section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—107-42 Sutphin Boulevard, west side, Lakewood Avenue to Shore Avenue, Block 10091, Lot 12, Jamaica, Borough of Queens. Community Board #12Q.

924-50-BZ—Vol. II

APPLICANT—Charles M. Spindler Associates for Abraham M. Bell, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires April 27, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i, 7h and 7A of the Zoning Resolution, permitting in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with show windows nearer to residence use district, than is permitted and permitting the parking of more than 5 motor vehicles in conjunction with an existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island Avenue and 741-751 Kathleen Court, northwest corner and 744-754 Gerald Court, Block 7224, Lots 70 and 72, Borough of Brooklyn. Community Board #13BK.

755-76-BZ

APPLICANT—Leonard F. Rothkrug for Gerard and Lynda Dowd, owners.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of an accessory garage to a dwelling that encroaches on the required front yard.

PREMISES AFFECTED—1057 83rd Street, north side, 240 feet west of 11th Avenue, Block 6012, Lot 56, Borough of Brooklyn.

626-57-BZ

APPLICANT—Herbert Gallin for Saizo Associates Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 12, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, a parking and storage lot for more than five (5) motor vehicles.

PREMISES AFFECTED—417-419 East 152nd Street, north side, 156.97 feet west of 3rd Avenue, Block 2374, Lots 98 and 99, Borough of The Bronx. Community Board #1BX.

ZONING CASES

380-78-BZ

APPLICANT—John J. Tricarico for Ramon Rivera, owner.

SUBJECT—Application May 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the enlargement in area of an existing dwelling that increases the degree of non-compliance within the side yards and creates non-compliance in open space ratio and with a balcony within the front yard.

PREMISES AFFECTED—213 Stephens Avenue, west side, 125 feet north of Gildersleeve Avenue, Block 3457, Lot 72, Borough of The Bronx. Community Board #9BX.

384-78-BZ

APPLICANT—Frank A. Vaccaro for Mr. and Mrs. Charles Krull, owners.

SUBJECT—Application May 24, 1978—decision of The Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-1 district, the erection of two family dwelling that encroaches on the required rear yard.

PREMISES AFFECTED—82 Walters Avenue, south side, 160 feet east of Little Clove Road, Block 681, Lot 186, Clove Lakes, Borough of Staten Island. Community Board #1S.I.

398-78-BZ

APPLICANT—Leonard F. Rothkrug for Milleng-1977 Corporation, owner.

SUBJECT—Application May 31, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C6-2 and M1-5 district, on a plot with two structures the conversion of both buildings into multiple dwelling that creates non-compliance on the rear yard requirement the minimum distance between windows and lot lines and increases the degree of non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—29 West 16th Street, north side, 324 feet east of Avenue of the Americas, (38 West 17th Street), Block 818, Lots 19 and 72, Borough of Manhattan. Community Board #5M.

399-78-A

APPLICANT—Leonard F. Rothkrug for Milleng-1977 Corporation, owner.

SUBJECT—Application May 31, 1978—appeal from a decision of the Borough Superintendent re- proposed living rooms windows contrary to Multiple Dwelling law.

PREMISES AFFECTED—29 West 16th Street, north side, 324 feet east of Avenue of the Americas, (38 West 17th Street), Block 818, Lots 19 and 72, Borough of Manhattan.

CALENDAR

500-78-BZ

APPLICANT—McGee and Morsellino for Catholic Medical Center of Brooklyn and Queens, owner.

SUBJECT—Application June 28, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R6 district, within an existing six story multiple dwelling, the Conversion several apartments above the first story into medical and administrative offices, clinic and convent.

PREMISES AFFECTED—88-25 153rd Street, northeast corner of 89th Avenue, Block 9762, Lot 1, Jamaica, Borough of Queens. Community Board #12Q.

501-78-A

APPLICANT—McGee and Morsellino for Catholic Medical Center of Brooklyn and Queens, owner.

SUBJECT—Application June 29, 1978—appeal from a decision of the Borough Superintendent re- proposed use of frame dwelling as accessory offices to medical center.

PREMISES AFFECTED—152-09 88th Avenue, north side, 137.5 feet west of 153rd Street, Block 9697, Lot 52, Jamaica, Borough of Queens.

502-78-A

APPLICANT—McGee and Morsellino for Catholic Medical Center of Brooklyn and Queens, owners.

SUBJECT—Application June 29, 1978—appeal from a decision of the Borough Superintendent re- proposed use of frame dwelling for accessory offices.

PREMISES AFFECTED—152-07 88th Avenue, north side, 175 feet west of 153rd Street, Block 9697, Lot 54, Jamaica, Borough of Queens.

503-78-A

APPLICANT—McGee and Morsellino for Catholic Medical Center of Brooklyn and Queens, owners.

SUBJECT—Application June 29, 1978—appeal from a decision of the Borough Superintendent re- proposed use of frame dwelling for commercial occupancy.

PREMISES AFFECTED—152-03 88th Avenue, north side, 212.5 feet west of 153rd Street, Block 9697, Lot 56, Jamaica, Borough of Queens.

641-78-BZ

APPLICANT—Sheldon Lobel for Haddad and Sons, Ltd., owners.

SUBJECT—Application August 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing eleven story building, the conversion of the second through eleven floors from photographic studios into joint living/working quarters.

PREMISES AFFECTED—1181 Broadway, southwest corner of West 28th Street, Block 829, Lot 57, Borough of Manhattan. Community Board #5M.

642-78-A

APPLICANT—Sheldon Lobel for Haddad and Sons, Limited, owner.

SUBJECT—Application August 8, 1978—appeal from a decision of the Borough Superintendent re- two fire stairs.

PREMISES AFFECTED—1181 Broadway, southwest corner of West 28th Street, Block 829, Lot 57, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 31, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 31, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

897-77-SM

APPLICANT—Liquid Carbonic Corporation—tanks for the storage of liquefied carbon dioxide.

438-78-SA

APPLICANT—Fyrnetics Incorporated—smoke detectors.

562-78-SA

APPLICANT—Honeywell, Incorporated—Ionization smoke detectors.

732-78-SA

APPLICANT—Darling Duro Limited—fire pump.

374-78-A

APPLICANT—Alphonse J. Calvanico for Roman Blum, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—115 Sandborn Street, north side, 154.38 feetwest of Holdridge Avenue, Block 6377, Lot 52, Annadale, Borough of Staten Island.

375-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Filbert Homes, owner.

SUBJECT—Application May 19, 1978—Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—519 Mason Avenue, west side, 80.00 feet north of Filbert Avenue, Block 3661, Lot 34, Dongan Hills, Borough of Staten Island.

376-78-A

APPLICANT—Alphonse J. Calvanico for Filbert Homes, owner.

SUBJECT—Application May 19, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—521 Mason Avenue, west side, 53.33 feet north of Filbert Avenue, Block 3661, Lot 35, Dongan Hills, Borough of Staten Island.

377-78-A

APPLICANT—Alphonse J. Calvanico for Filbert Homes, owner.

SUBJECT—Application May 19, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—523 Mason Avenue, west side, 26.67 feet north of Filbert Avenue, Block 3661, Lot 37, Dongan Hills, Borough of Staten Island.

378-78-A

APPLICANT—Alphonse J. Calvanico for Filbert Homes, owner.

CALENDAR

SUBJECT—Application May 19, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—525 Mason Avenue, northwest corner of Filbert Avenue, Block 3661, Lot 38, Dongan Hills, Borough of Staten Island.

379-78-A

APPLICANT—E. E. La Rue for Siloo, Incorporated, owner.
SUBJECT—Application May 22, 1978—appeal from a decision of the Fire Commissioner re- packaging of inflammable mixture known as "Siloo Gasline Anti-Freeze", in twelve (12) ounce round plastic bottle with child resistant cap, container not in compliance with the Regulations of the Administrative Code of the City of New York.

382-78-A

APPLICANT—Alphonse J. Calvanico for Albert Bacci, owner.
SUBJECT—Application May 23, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—291 Shirley Avenue, north side, 85.13 feet west of Harold Avenue, Block 6367, Lot 40, Annadale, Borough of Staten Island.

699-78-A

APPLICANT—Kenneth H. Koons for Apostles of the Sacred Heart, owner.
SUBJECT—Application August 22, 1978—appeal from a decision of the Borough Superintendent re- use of frame building as school and convent.
PREMISES AFFECTED—1659 Zerega Avenue, south side, 22.57 feet east of Maclay Avenue, Block 3991, Lot 75, Borough of The Bronx.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 8, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 8, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

820-67-BZ

APPLICANT—Albert Melniker for George M. Zaloom, Senior Executor for the Estate of Michael S. Zaloom, owner.
SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired June 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, on a plot previously before the Board, the continuance of an existing motor vehicle repair shop.
PREMISES AFFECTED—41 Barker Street, east side, 416.19 feet south of Woodbuff Lane, Block 197, Lot 34, West New Brighton, Borough of Staten Island. Community Board #1S.I.

80-59-BZ

APPLICANT—Paul D. Gilbert for Harry Gottlieb, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 21, 1979 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking of more than five (5) motor vehicles and the public use of an existing two car garage.
PREMISES AFFECTED—389-391 Gates Avenue, north side, 172 feet 2 inches west of Nostrand Avenue, Block 1807, Lots 65 and 66, Borough of Brooklyn. Community Board #3BK.

736-45-BZ—Vol. II

APPLICANT—Lama and Vassalotti for 43 Pearl Street Estate Corporation, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance which expires March 17, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office (previously denied by the Board for gasoline service station, motor vehicle repair shop and subsequently granted for the parking and storage of more than five motor vehicles).
PREMISES AFFECTED—3740 Broadway, northeast cor- of West 155th Street, Block 2114, Lot 1, Borough of Manhattan.

356-53-BZ

APPLICANT—Lama, Vassalotti and Ladau for The Dime Savings Bank of New York, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 29, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a business use district, the maintenance of existing sign at right angle with building and projecting more than the permitted distance beyond building line.
PREMISES AFFECTED—368 Flatbush Avenue Extension, west side, 125 feet 10⅝ inches south of Fleet Street, 9-31 DeKalb Avenue and 85 Albee Square (Fleet Street), Block 2084, Lot 1, Borough of Brooklyn. Community Board #2BK.

13-76-BZ

APPLICANT—Tiberiu Weis for Ernest Gross, owner.
SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R2 district, in an existing two story and basement building, the conversion of the first floor community facility portion into residential use that creates non-compliance in the lot area requirements and non-conformity.
PREMISES AFFECTED—80-08 166th Street, west side, 36.23 feet south of Union Turnpike, Block 7016, Lot 97, Flushing, Borough of Queens. Community Board #8Q.

ZONING CASES

312-78-BZ

APPLICANT—Leonard F. Rothkrug for Armando and Assunta Paciello, owners.

CALENDAR

SUBJECT—Application April 28, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R1-1 (NA-1) district, the erection of a one story enlargement to a one family dwelling that encroaches on the required side yard.

PREMISES AFFECTED—710 Todt Hill Road, west side, 146.2 feet south of Whitlock Avenue, Block 905, Lot 11, Todt Hill, Borough of Staten Island. Community Board #2S.I.

343-78-BZ

APPLICANT—Tucciarone and De Milia for Malboro Construction Corporation, owner.

SUBJECT—Application May 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-18 Glenwood Street, west side, 162.26 feet south of West End Drive, Block 8263, Lot 29, Little Neck, Borough of Queens. Community Board #11Q.

344-78-BZ

APPLICANT—Tucciarone and De Milia for Malboro Construction Corporation, owner.

SUBJECT—Application May 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-22 Glenwood Street, west side, 206.96 feet south of West End Drive, Block 8263, Lot 31, Little Neck, Borough of Queens. Community Board #11Q.

345-78-BZ

APPLICANT—Tucciarone and De Milia for Malboro Construction Corporation, owner.

SUBJECT—Application May 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-26 Glenwood Street, west side, 247.16 feet south of West End Drive, Block 8263, Lot 33, Little Neck, Borough of Queens. Community Board #11Q.

406-78-BZ

APPLICANT—Kenneth H. Koons for Domenico Sangiovanni, owner.

SUBJECT—Application June 6, 1978—decision of the Borough Superintendent, under Section 73-27 of the Zoning Resolution, to permit in a C1-2 district, on a plot presently occupied with a stone monument sales establishment the erection of a one story building for use as a funeral establishment with accessory parking and loading in the open area.

PREMISES AFFECTED—3176 East Tremont Avenue, west side, 59.27 feet north of Waterbury Avenue, Block 5350, Lot 64, Borough of The Bronx. Community Board #10BX.

489-78-BZ

APPLICANT—Harry Soled for Magda Fried, owner.

SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, in an existing three story and basement building the use of the vacant third floor as an apartment that creates non-compliance in floor area ratio.

PREMISES AFFECTED—45 Lee Avenue, east side, 20 feet south of Wilson Street, Block 2183, Lot 9, Borough of Brooklyn. Community Board #1BK.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 8, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 8, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

387-78-A

APPLICANT—Grushkin and Oddo, for Cosmopolitan Associates, Incorporated, owner.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—9 McCormick Place, north side, 50.60 feet west of Parkinson Avenue, Block 3221, Lot 8, Grasmere, Borough of Staten Island.

388-78-A

APPLICANT—Grushkin and Oddo, for Cosmopolitan Associates, Incorporated, owner.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—11 McCormick Place, north side, 80.60 feet west of Parkinson Avenue, Block 3221, Lot 10, Grasmere, Borough of Staten Island.

389-78-A

APPLICANT—Grushkin and Oddo, for Cosmopolitan Associates, Incorporated, owner.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—15 McCormick Place, north side, 110.60 feet west of Parkinson Avenue, Block 3221, Lot 12, Grasmere, Borough of Staten Island.

390-78-A

APPLICANT—Grushkin and Oddo, for Cosmopolitan Associates, Incorporated, owner.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—19 McCormick Place, north side, 150.60 feet west of Parkinson Avenue, Block 3221, Lot 15, Grasmere, Borough of Staten Island.

391-78-A

APPLICANT—Grushkin and Oddo, for Cosmopolitan Associates, Incorporated, owner.

CALENDAR

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—21 McCormick Place, north side, 175.60 feet west of Parkinson Avenue, Block 3221, Lot 16, Grasmere, Borough of Staten Island.

392-78-A

APPLICANT—Grushkin and Oddo for Cosmopolitan Associates, Incorporated, owner.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—25 McCormick Place, north side, 200.60 feet west of Parkinson Avenue, Block 3221, Lot 17, Grasmere, Borough of Staten Island.

393-78-A

APPLICANT—Grushkin and Oddo for Cosmopolitan Associates, Incorporated, owner.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—31 McCormick Place, north side, 240.60 feet west of Parkinson Avenue, Block 3221, Lot 19, Grasmere, Borough of Staten Island.

402-78-A

APPLICANT—Cullen and Dykman for STP Corporation, owner.

SUBJECT—Application June 5, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "STP Gas Treatment", in twelve (12) ounce Barex 210 Polypropylene with P/S A66 Liner, container not in compliance with the Regulations of the Administrative Code of the City of New York.

403-78-A

APPLICANT—Cullen and Dykman for STP Corporation, owner.

SUBJECT—Application June 5, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "STP Gas Treatment", in eight (8) ounce Barex 210 Polypropylene with P/S A66 Liner, container not in compliance with the Regulations of the Administrative Code of the City of New York.

404-78-A

APPLICANT—Leonard F. Rothkrug for Thomas S. VanRiper, owner.

SUBJECT—Application June 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of 1st and 2nd floors of Class 4 structure for offices.

PREMISES AFFECTED—219-02 Northern Boulevard, southeast corner of Springfield Boulevard, Block 7472, Lot 1, Bayside, Borough of Queens.

424-78-A

APPLICANT—Chas. M. Shapiro and Sons for Relpak Corporation, owner.

SUBJECT—Application June 9, 1978—appeal from a decision of the Borough Superintendent re- proposed use of gas fired dryers for the processing of combustible solvents.

PREMISES AFFECTED—34-20 11th Street, west side, 166.16 feet north of 35th Avenue (34-19 10th Street), Block 325, Lot 10, Long Island City, Borough of Queens.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

WEDNESDAY MORNING, OCTOBER 4, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 19, 1978 were approved as printed in the Bulletin of September 28, 1978, Volume 63, Number 39.

889-55-BZ—Vol. II

APPLICANT—Charles M. Spindler Associates for Sunmark and Sun Oil Company, long term lessee; Lead Bill Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-13 to 69-25 (69-15 official) 164th Street, east side, 110 feet (120.02 feet) south of 69th Avenue, Block 6931, Lot 38, Flushing, Borough of Queens. Community Board #8Q.

APPEARANCES—

For Applicant: B. J. Amato.

For Opposition: Harold Nass, June Briese, M. Slunim, James Kutulos and Marie DePalo.

ACTION OF BOARD—Laid over from October 4, 1978 for continued hearing, additional information to be submitted.

394-73-BZ

APPLICANT—Leonard F. Rothkrug for Paul and Nunzia Petrone, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the conversion of an accessory five car garage to an automobile repair shop.

PREMISES AFFECTED—211-21 and 211-27 45th Road, north side, 200 feet east of 211th Road, Block 1713, Lots 46 and 47, Bayside, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over from October 4, 1978 for decision, hearing closed.

237-76-BZ

APPLICANT—Irving E. Minkin, Acting Commissioner, Department of Buildings.

OWNER OF PREMISES—27-67 122nd Street Realty Corporation.

SUBJECT—Application for consideration—reopening to rescind the resolution of July 13, 1976 and for extension of time to complete—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the enlargement in lot area and floor area of an existing catering and cabaret establishment and the use of the second floor addition as an accessory beauty parlor.

PREMISES AFFECTED—25-67 to 25-71 College Point Causeway, east side, 100 feet north of 26th Avenue, Block 4260, Lots 61 and 62, College Point, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Philip Goldstein, Frieda Russo, Melvin Wolinsky and Elsie Ulrich.

For Opposition: Saverino Ziffero, R. Casey and Albert J. Marlo.

ACTION OF BOARD—Laid over from October 4, 1978, for continued hearing, additional information to be submitted.

524-40-A

APPLICANT—Stanley H. Klein for Dr. I. Feigenbaum, contract vendee; Dr. Benjamin Schaeffer, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re- erection of a frame building within the fire limits; previously granted on condition.

PREMISES AFFECTED—80-04 190th Street, southwest corner of Union Turnpike, Block 7267, Lot 1, Jamaica Estates East, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

ACTION OF BOARD—Laid over to 10 A.M. Zoning Calendar to be heard with Calendar #307-78-BZ, this day.

70-52-BZ—Vol. II

APPLICANT—Stanley H. Klein for Lucy Mines, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 27, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence and retail use district, the extension in use and area of existing parking and storage of motor vehicles.

PREMISES AFFECTED—88-34 to 88-38 161st Street, west side, 269 feet 2¾ inches north of 89th Avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Stanley H. Klein.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board 12Q conditional approval received May 2, 1978; and

WHEREAS, this application was granted by the Board on June 24, 1952, on certain conditions; and

WHEREAS, a public hearing was held on this application on October 4, 1978; after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 24, 1952, as amended through March 27, 1973, only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit . . . ; on condition that bumpers be installed as required, that the parking lot shall be cleaned and maintained at all times, and that the signs shall conform to the C1 district regulations; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 2650-56)

MINUTES

47-77-BZ

APPLICANT—Sheldon Lobel for Antonio and Rachele Nunziata, owners.

SUBJECT—Application for consideration—reopening for for extension of time to complete which expired May 31, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a Cl-2 district, the conversion of a two car garage accessory to a dwelling into an automobile repair shop.

PREMISES AFFECTED—620 East 186th Street and 2342 Hughes Avenue, southeast corner, Block 3074, Lot 8, Borough of The Bronx.

APPEARANCES—
For Applicant: Sheldon Lobel.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 31, 1977, on certain conditions, and

WHEREAS, a public hearing was held on this application on October 4, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 31, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."

(Alt. 371-76)

73-78-BZ

APPLICANT—Edwin Storch for Doris Batt and Elsie Batt, owners.

SUBJECT—Application February 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a two story basement enlargement to a multiple dwelling that increases the degree of non-compliance in floor area ratio, open space ratio and lot area per room.

PREMISES AFFECTED—102-06 27th Avenue, southeast corner of Humphreys Street, Block 1661, Lot 1, Corona, Borough of Queens. Community Board #3Q.

APPEARANCES—
For Applicant: Edwin Storch, Doris Batt and Betty Lombright.
For Opposition: Helen Marshall, Ivan Lafayette, Herman Pinado, Elizabeth Hogon, El-Hass Muhammad, Suzie Ozor, Rev. Oscar Granger, Kendrick Madison and many others.

ACTION OF BOARD—Laid over to October 24, 1978, at 10 A.M., for decision, hearing closed.

74-78-A

APPLICANT—Edwin Storch for Doris Batt and Elsie Batt, owners.

SUBJECT—Application February 14, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—102-06 27th Avenue, southeast corner of Humphreys Street, Block 1661, Lot 1, Corona, Borough of Queens.

ACTION OF BOARD—Laid over to October 24, 1978, at 10 A. M., for decision, hearing closed.

115-78-BZ

APPLICANT—Sheldon Lobel for Ivan Natchev and Jacqueline Natchev, owners.

SUBJECT—Application February 16, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-2 district, the maintenance of an automobile laundry that has less than the required reservoir space.

PREMISES AFFECTED—244 Flatbush Avenue Extension, southwest corner of Gold Street, Block 2060, Lots 8 and 12, Borough of Brooklyn. Community Board #2BK.

APPEARANCES—
For Applicant: Sheldon Lobel, Benjamin Hager, Jacqueline Natchev, Mary Ellen Glier, Nicholas Trankarov and Ivan Natchev.
For Opposition: Jacob A. Salzman and Vito P. Battista.

ACTION OF BOARD—Laid over to November 28, 1978, at 10 A.M., for continued hearing on the question of jurisdiction.

161-78-BZ

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 1, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches on the required front and side yard.

PREMISES AFFECTED—1420 57th Street, southside, 150 feet east of 14th Avenue, Block 5699, Lot 14, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—
For Applicant: Louis Lieberman.
For Opposition: Pauline Civarelli.

ACTION OF BOARD—Laid over to October 24, 1978, at 10 A.M., for hearing at the request of the applicant.

162-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 1, 1978—appeal from a decision of the Borough Superintendent re- provision of entrance accessible to persons in wheelchair.

PREMISES AFECTED—1420 57th Street, south side, 150 feet east of 14th Avenue, Block 5699, Lot 14, Borough of Brooklyn.

ACTION OF BOARD—Laid over to October 24, 1978, at 10 A. M., for hearing at the request of the applicant.

224-78-BZ

APPLICANT—Frank A. Vaccaro for Mrs. Marie Kauhaus, owner.

SUBJECT—Applicant April 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot with the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—16 Sparkill Avenue, south side, 84.26 feet west of Richmond Road, Block 848, Lot 214, Dongan Hills, Borough of Staten Island. Community Board #2.S.T.

MINUTES

APPEARANCES—
For Applicant: Frank A. Vaccaro and Joseph Roclonich.
For Opposition: Charles G. E. Ackerman.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Augusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to October 17, 1978, at 10 A. M., for decision; additional information; hearing closed.

360-78-BZ

APPLICANT—McGee and Morsellino for Flushing Federal Savings and Loan and Estates of Harry and Leonard Miller, owners, McDonald's Corporation, lessee, Franchise Realty Interstate Corporation, Contract-Vendee.
SUBJECT—Application May 16, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, the erection of a one story restaurant with accessory parking and business sign in the residence district, with a sign that exceeds the permitted surface area and with a business entrance within fifty feet of intersecting street.
PREMISES AFFECTED—154-17 North Conduit Avenue, northeast corner of Rockaway Boulevard, Block 12310, Lots 1, 4 and 80, Jamaica, Borough of Queens. Community Board #12Q.
APPEARANCES—
For Applicant: Joseph Morsellino.
For Opposition: None.
ACTION OF BOARD—Laid over to October 24, 1978, at 10 A. M., for hearing at the request of the applicant.

43-78-BZ

APPLICANT—Joseph B. Raia for Thomas Paccione, owner.
SUBJECT—Application January 31, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story enlargement to an existing mixed building to create an additional store that increases the degrees of non-conformity.
PREMISES AFFECTED—30 Giffords Lane, southwest corner of Baltimore Street, Block 5433, Lot 157, Great Kills, Borough of Staten Island. Community Board #3S.I.
APPEARANCES—
For Applicant: Joseph B. Raia.
For Opposition: None.
RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on September 19, 1978, after due notice by publication in the Bulletin; laid over to October 4, 1978; and
WHEREAS, the decision of the Borough Superintendent, dated January 26, 1978, acting on Alt. Applic. #278/1977, reads:
"1. The proposed increase of a portion of the first floor for stores (Use Group 6) which is not a permitted use as of right when located in a R3-2 zoning district is contrary to Section 22-10 and 52-41 of the Zoning Resolution.
2. There is no bulk, parking or loading regulation for a commercial building when located in a residential district.
3. The existing building is substantially occupied by a non-conforming use (stores and offices in an R3-2 district) therefore this application to structurally alter the building is contrary to Section 52-22 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Commissioners John J. Walsh, P.E. and John B. Cincotta; and
WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.
Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story enlargement to an existing mixed building to create an additional store that increases the degree of nonconformity *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received May 22, 1978", one sheet, and "September 28, 1978", 9 sheets; and *on further condition* that the proposed store shall not be occupied with an OTB parlor or fast-food operation; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

73-77-BZ

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.
SUBJECT—Application February 10, 1977— decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of the second through twelfth floors from lofts into joint living/working quarters.
PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan. Community Board #5M.
APPEARANCES—
For Applicant: Helmut Beron.
For Opposition: None.
ACTION OF BOARD—Application dismissed for lack of prosecution by the applicant.
THE VOTE TO DISMISS—
Affirmative: Chairman Fossella, Vice Chairman Agusta. Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Harry M. Carroll, P. E. and John B. Cincotta; and
WHEREAS, this Board finds that numerous hearings were held on this application wherein the applicant was requested to submit documentation in compliance with finding necessary for Section 72-21 of the Zoning Resolution and Sections 310 and/or 7B of the Multiple Dwelling Law.
Resolved, that the Board of Standards and Appeals does hereby *dismiss* this application for lack of prosecution by the applicant.

MINUTES

74-77-A

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan.

APPEARANCES—
For Applicant: Helmut Beron.

ACTION OF BOARD—Application dismissed for lack of prosecution by the applicant.

THE VOTE TO DISMISS—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Harry M. Carroll, P. E. and John B. Cincotta; and

WHEREAS, this Board finds that numerous hearings were held on this application wherein the applicant was requested to submit documentation in compliance with finding necessary for Section 72-21 of the Zoning Resolution and Sections 310 and/or 7B of the Multiple Dwelling Law.

Resolved, that the Board of Standards and Appeals does hereby *dismiss* this application for lack of prosecution by the applicant.

307-78-BZ

APPLICANT—Stanley H. Klein for Dr. I. Feigenbaum, owner, Dr. Benjamin Schaeffer, Contract-Vendee.

SUBJECT—Application April 26, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the enlargement above the area limitation for a home occupation for an existing doctor's office that creates non-compliance in floor area ratio and open space ratio and accessory parking within the front yard.

PREMISES AFFECTED—189-10 Union Turnpike, 80-04 190th Street, southwest corner of Block 7267, Lot 6, Hollis, Borough of Queens. Community Board #8Q.

APPEARANCES—
For Applicant: Stanley H. Klein.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, a public hearing was held on this application on September 19, 1978, after due notice by publication in the Bulletin; laid over to October 4, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated April 17, 1978, acting on Alt. Applic. #277/1978, reads:

"1. The proposed doctor's office use, exceeding 500 square feet of floor area, is contrary to Sect. 12-10 of the Zoning Resolution, in that the maximum permitted floor area specified under Hove Occupation is exceeded.

2. The proposed floor area ratio exceeds the maximum permitted, and the open space ratio is less than the minimum specified for an R-2 Zone in accordance with Sect. 23-141 of the Zoning Resolution.

3. The proposed one car open parking, located within the required front yard of an R-2 Zone, is contrary to Sect. 23-44 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Commissioners Philip P. Agusta, R. A. and John B. Cincotta; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the enlargement above the area limitations of an existing doctor's office that creates noncompliance in floor area ratio and open space ratio and with accessory parking within the front yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 26, 1978", 15 sheets; and *on further condition* that this variance shall lapse if premises is not used as an owner occupied home occupation; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

524-40-A

APPLICANT—Stanley H. Klein for Dr. I. Feigenbaum, contract vendee; Dr. Benjamin Schaeffer, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—Appeal from a decision of the Borough Superintendent re- erection of a frame building within the fire limits; previously granted on condition.

PREMISES AFFECTED—80-04 190th Street, southwest corner of Union Turnpike, Block 7267, Lot 1, Jamaica Estates East, Borough of Queens.

APPEARANCES—
For Applicant: Stanley H. Klein.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on June 11, 1940, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 11, 1940 by adding thereto:

"that the front yard setback to the accessory garage may be 8'-4¾" and the residential sideyard may be 4'-1¼", substantially as shown on revised drawings of existing and proposed conditions marked 'Received April 26, 1978' —seven sheets; that the terms and conditions shall comply with the resolution adopted this date under Cal. No. 307-78 BZ *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 2469-40)

334-78-BZ

APPLICANT—Paul G. Mauch for Hamax Holding Corporation, owner, Irving Tire Company, Incorporated, lessee.

MINUTES

SUBJECT—Application May 6, 1978—decision of the Borough Superintendent, under Sections 11-413 and 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot previously before the Board, the enlargement in lot area and the change in use of an existing automobile establishment including the installation of automobile parts with hand tools only muffler installation.

PREMISES AFFECTED—233-20 Northern Boulevard, southwest corner of 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens. Community Board #11Q.

APPEARANCES—
For Applicant: Paul G. Mauch.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 19, 1978, after due notice by publication in the Bulletin; laid over to October 4, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated April 17, 1958, acting on Alt. Applic. #37/1958, reads:

"1. The proposed extension of the term of variance is contrary to the Board of Standards and Appeals approval granted under Cal. No. 447-48-BZ.

2. The proposed change of use from the Storage, Sales and Installation of Auto Seat Covers and Motor Vehicle Repairs, hand tools only, limited to mufflers and tailpipe installation and service and oxygen acetylene torch to Tire Sales Establishment including installation services; wheel alignment and wheel balancing, Automobile repairs, hand tools only, including brakes, ball joints, tune up, oil change, lubrication, muffler and tailpipe installation and service, and oxygen acetylene torch is contrary to the Board of Standards and Appeals approved under Cal. No. 447-48-BZ.

3. The proposed automobile repair use group 16, within an R1-2 Zone, is contrary to Section 22-00 of the Zoning Resolution.

4. The proposed addition of former lot 33 to former lot 25 to include an enlarged new lot 25, is contrary to the approval granted under Board of Standards and Appeals Resolution under Cal. No. 447-48-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Commissioners Philip P. Agusta, R. A. and John B. Cincotta; and

WHEREAS, the Board finds that this is an appropriate case in which to permit under Section 11-413 of the Zoning Resolution, the change in use of the present building.

Resolved, that the Board of Standards and Appeals does hereby *permit* under Section 11-413 of the Zoning Resolution, in an R1-2 district, on a plot previously before the Board, the enlargement in lot area and the change in use of an existing automobile seat cover and incidental repair establishment into a tire sales establishment, including the installation of parts with hand tools only and muffler installation *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received May 8, 1978", 6 sheets, and "June 28, 1978", one sheet; and *on further condition* that all repairs be done within the building; that the surface area of the signs be limited to 481 Square feet maximum; that this Special Permit shall be limited to a term of 10 years; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

352-78-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for C. and M. Holding Corporation, owner, N. Y. Skate Park Enterprise, lessee.

SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Sections 72-21 and 73-35 of the Zoning Resolution, to permit in an M3-1 district, the erection of two story structure for use as an amusement arcade and with a skateboard facility within an air supported structure.

PREMISES AFFECTED—1734 Shore Parkway, west side, 114.98 feet south of Bay Parkway, Block 6491, Lot 190, Borough of Brooklyn, Community Board **#11BK.**

APPEARANCES—
For Applicant: Sid Davidoff.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.
For Administration: Steven Stein, C.P.C.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 18, 1978, after due notice by publication in the Bulletin; Laid over to September 12, 1978; then to September 19, 1978; then to September 26, 1978; then to October 4, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated May 1, 1978, acting on N.B. Applic. #30/1978, reads:

"1. Our supported structure in an outdoor skateboard park shall not be permitted as per ZR 32-22.

2. Amusement arcade requires special permit from the Board of Standards and Appeals as per ZR 42-31."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioner Philip P. Agusta, R. A. and Commissioner John B. Cincotta; and

WHEREAS, the community represented by Community Board #11 of Brooklyn, after public hearing, voted to support this application by a vote of better than two to one margin; and

WHEREAS, the use as an open skateboard facility is a permitted use in accordance with Section 32-22 of the Zoning Resolution, "Amusement, Open and Enclosed"; and

WHEREAS, the applicant has demonstrated that an open use on this particular lot would not be financially feasible; and

WHEREAS, the Board has determined that other permitted waterfront uses are not practical or feasible because of the uniqueness of the location, shape and size of the lot, that is: the shallowness of the water surrounding the site precludes the use of the site for ocean going boats, small recreational type craft could not use the site because of the open unprotected area of waterfront the site faces, that the size and shape of the site is irregular, long and narrow, being 157 plus feet facing Shore Parkway, 666 feet in depth along the north lot line, 150 feet in irregular width along the bay and 698 plus feet along the south lot line; and

WHEREAS, the proximity, location and access of the site from the Shore Parkway, which prohibits commercial vehicle usage, further discourages the development of conforming manufacturing and commercial uses, said commercial vehicles would be required to use local streets which would be impractical since said vehicles would disturb the tranquility of the residential neighborhood and increase the cost of the transportation of goods and services to the site; and

WHEREAS, the Board has further determined that the proposed accessory uses such as the restaurant and the amusement arcade are natural auxiliary waterfront type recreational

uses which enhance the proposed skateboard use and are necessary in order to support the initial expenditure and maintenance of the proposed facility. The Board also recognizes that the restaurant use is a permitted use for this site and the amusement arcade is a use permitted by a Special Permit of this Board under Section 73-35 of the Zoning Resolution, provided the site were part of a shopping center in the present M-3 zoning designation. Therefore, this Board has concluded that there will be no adverse condition created in the community by granting this variance; and

WHEREAS, the Board finds that the present vacant site has been abandoned for many years and has been illegally used as a place for dumping refuse, that granting this variance, with the conditions hereinafter imposed, would tend to improve the character of the neighborhood and the view from the Parkway; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M3-1 district, the erection of a two-story structure for use as an amusement arcade and restaurant accessory to a skateboard facility within a temporary air supported structure *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received May 12, 1978", 7 sheets, and "May 17, 1978", one sheet; and *on further condition* that this variance for the now conforming uses shall be limited to a term of five (5) years; that the hours of operation be restricted to from 10 A. M. to 12 Midnight, 7 days a week; that the parking area be illuminated with lights directed away from adjoining plots; that screening be constructed in accordance with Section 25-66(b) of the Zoning Resolution; that the parking area shall be secured after business hours; that the air supported bubble shall conform to Section C26-718 of the Building Code; that the air supported structure shall be removed between the period of April 1st and November 15th each year; that the owner shall provide adult supervision and security at all times; that the amusement machines be restricted to games of skill; that there shall be no games of chance; that no alcoholic beverages be sold on the premises; that there shall be no loitering, gambling or prizes awarded; that the Department of Consumer Affairs approve the amusement arcade before a Certificate of Occupancy is issued; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

278-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman, Colin, et al for Madison 360 Company, Long-Term Lessee.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 and Section 666 of the New York City Charter, to permit in a C5-3 district, the erection of three additional stories on an existing eleven story commercial structure that creates non-compliance in floor area ratio and penetration of the sky exposure plane.

PREMISES AFFECTED—360 Madison Avenue and 19-27 East 45th Street, northwest corner, Block 1281, Lot 17, Borough of Manhattan. Community Board #5M.

APPEARANCES—
For Applicant: Francis R. Angelino.
For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

308-78-BZ

APPLICANT—Leonard F. Rothkrug for Matthew and Rose Amato, owners, Titus Oaks Record Exchange, contract vendee.

SUBJECT—Application April 26, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story building for use as a retail store.

PREMISES AFFECTED—2879 Campus Road, east side, 100 feet north of Hillel Place, Block 7556, Lots 68 and 69, Borough of Brooklyn. Community Board #14BK.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: Alvin Berk.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

Adjourned: 1:00 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

WEDNESDAY AFTERNOON, OCTOBER 4, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

248-56-SA

APPLICANT—Dresser Industries, Incorporated, Petroleum Equipment Division, owner.

SUBJECT—Additional gasoline pumps and dispensers.

APPEARANCES—
For Applicant: A. Reddish.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on test reads:
248-56-S—Amendment to resolution to include additional gasoline pumps and dispensers.

Dresser Industries, Incorporated, Petroleum Equipment Division, Salisbury, Maryland, requested that the resolution adopted April 29, 1958 and amended through October 8, 1974 under Calendar Number 248-56-SA be reopened and amended to include additional gasoline pumps and dispensers.

PROPOSED USE: Pumps and dispensers for self-service gasoline stations.

DESCRIPTION: The additional model numbers are as follows:

E710-15	E710-1-15
E710-19	E710-1-19
E712-15	E712-1-15
E712-19	E712-1-19
E713-15	E713-1-15
E713-19	E713-1-19
E714-15	E714-1-15
E730-15	E730-1-15
E730-19	E730-1-19
E732-15	E732-1-15
E732-19	E732-1-19
E733-15	E733-1-15
E733-19	E733-1-19
E734-15	E734-1-15
EM-72-15	E735-1-15
EM-72-1-15	E736-1-15
EM-72D1-15	E715-1-15
EM-72D1-1-15	E716-1-15
EM-72D2-15	
EM-72D2-1-15	

The equipment is identical to the previously approved EM-72-15 Series pumps and dispensers, with the addition of the components necessary for operation in self-service stations. The additions include electrically operated remote controls and signal transmitters in the interior and instructions for self-service operation on the exterior.

INSPECTION AND TEST: The pumps and dispensers have been tested and approved by Underwriters' Laboratories (File MH1821).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted April 29, 1958 and amended through October 8, 1974 under Calendar Number 248-56-SA be reopened and amended to include additional pumps and dispensers for self-service gasoline stations, Dresser models listed above, on the following conditions:

1. All uses, locations and installations of the equipment shall comply with the applicable requirements of the Building Code and Administrative Code of the City of New York and applicable Local Laws and Fire Prevention Directives.

2. The equipment shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 248-56-SA".

3. The equipment shall be supervised and controlled by a person holding a Certificate of Fitness.

4. The pumps shall be capable of being totally shut down and the extinguishing system shall be capable of being actuated by a button or switch in the control booth.

5. The control booth shall be located where the supervisor (Item "3") can see all of the equipment.

6. All dispensing nozzles shall be automatic closing type, without hold open latches.

7. The fire extinguishing system shall be dry chemical type, with both automatic heat detection and manual pneumatic activators.

8. The supervisor shall be capable of remote automatic voice communication with people using the equipment.

9. No prepay coin or card operated equipment shall be used.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) Alan D. Gershuny,
Executive Director,
For the Committee on Test,

Stuart Lowenthal,
Asst. Engr.,

Thomas W. Farricker, Jr.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

892-57-SM

APPLICANT—Dover Corporation, OPW Division, owner.

SUBJECT—Additional gasoline dispensing nozzles.

APPEARANCES—

For Applicant: Robert F. Espel.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

Whereas, the report of a Committee on Test reads:

892-57-SM—Amendment to resolution to include additional gasoline dispensing nozzles.

Dover Corporation, OPW Division, Cincinnati, Ohio, requested that the resolution adopted March 11, 1958 and amended through May 23, 1961 under Calendar Number 892-57-SM be reopened and amended to include additional gasoline dispensing nozzles.

PROPOSED USE: Gasoline dispensing nozzles.

DESCRIPTION: The additional nozzles, OPW No. 11-A Series, are similar to the previously approved OPW No. 1-A Series. They have the same internal mechanisms and automatic shut-offs.

The differences of the No. 11-A Series include the following: ¾" inlet for ¾" hose, smaller disc diameter, slimmer barrel, lighter weight, lockscrew for spout attachment, trigger type hold-open latch and greater flow rates.

The models of the No. 11-A Series are as follows:

11-A; with hold-open clip, for leaded gasoline
11-AP; with hold-open clip, for unleaded gasoline
11-AK; without hold-open clip, for leaded gasoline
11-AKP; without hold-open clip, for unleaded gasoline
11-AKH; same as 11-AK, except with hand guard
11-AKPH; same as 11-AKP, except with hand guard

INSPECTION AND TEST: The additional nozzles have been tested and approved by Underwriters' Laboratories (File MH-1942).

RECOMMENDATION: The Committee on Test recommends the resolution adopted March 11, 1958 and amended through May 23, 1961 under Calendar Number 892-57-SM be reopened and amended to include the OPW No. 11-A Series gasoline dispensing nozzles, with models as listed above, on condition that all uses, locations, and installations of the nozzles shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York and the requirements of the original resolution and previous amendments adopted under this Calendar Number; and on further conditions that the models with hold-open clips shall not be used at self-service gasoline stations.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are

being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

906-67-SM

APPLICANT—Thor Metal Products Company, Incorporated, owner.

SUBJECT—Additional uses of chimneys.

APPEARANCES—
For Applicant: John A. Nicodemus.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

906-67-SM—Amendment to resolution to include additional uses of chimneys.

Thor Metal Products Company, Incorporated, Syracuse, New York, requested that the resolution adopted February 14, 1968 and amended July 15, 1975 under Calendar Number 906-67-SM be reopened and amended to include additional uses of chimneys.

PROPOSED USE: Medium temperatures all fuel chimneys.

DESCRIPTION: The chimneys, Thor Models 6C, 7C, 8C, 10C, 12C have been previously approved for use in residential buildings which do not exceed 30 feet in height.

The additional uses for buildings up to 50 feet in height which use heating equipment requiring either low or medium temperature chimneys.

INSPECTION AND TEST: The chimneys have been tested and approved by Underwriters' Laboratories (File MH 9824) for the uses described above.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 14, 1968 and amended July 15, 1975 under Calendar Number 906-67-SM be reopened and amended to include the additional uses described above of the chimneys, Thor Models 6C, 7C, 8C, 10C, and 12C, on condition that all uses, locations, and installations of the chimneys shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number.

All uses of the chimneys in high rise buildings shall be restricted to buildings of Class I (non-combustible) construction which were built under the authority of the New York City Building Code presently in effect (since December 6, 1968, Local Law No. 76-1968).

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

146-68-SA

APPLICANT—Power-Pac Enterprises, Ltd., owner.

SUBJECT—Change of ownership.

APPEARANCES—
For Applicant: John W. McCarthy, Sr.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissiner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

146-68-SA—Amendment to resolution to show change of ownership.

Power-Pac Enterprises, Ltd., Windsor, Connecticut, requested that the resolution adopted October 22, 1968 and amended January 25, 1977 under Calendar Number 146-68-SA be reopened and amended to show a change of ownership.

PROPOSED USE: Prefabricated chimney.

DESCRIPTION: The change of ownership, as documented by affidavit, is to Power-Pac Enterprises, Ltd., Windsor, Connecticut.

The approval is for the Power-Pac Stack, a cylindrical, factory-built refractory lined steel stack.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 22, 1968 and amended January 25, 1977 under Calendar Number 146-68-SA be reopened and amended to show a change of ownership of the approval of the Power-Pac Stack to Power-Pac Enterprises, Ltd., Windsor, Connecticut, on condition that all applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number be complied with.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accorance with the above report.

708-69-SA

APPLICANT—Quimby Equipment Company, Incorporated, owner.
SUBJECT—Additional pump.
APPEARANCES—
For Applicant: Wallace L. Quimby.
ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
708-69-SA—Amendment to resolution to include additional pump.

Quimby Equipment Company, Incorporated, Farmingdale, New York, for Patterson Pump Division, Dubie-Clerk Company, Toccoa, Georgia, requested that the resolution adopted February 9, 1971 and amended through March 12, 1974 under Calendar Number 708-69-SA be reopened and amended to include an additional pump.

PROPOSED USE: Fire pump for standpipe and sprinkler systems.

DESCRIPTION: The additional pump, Model 6 x 5 DMD, is a cast iron horizontal centrifugal fire pump. It is a two stage pump split on a horizontal line. The lower section contains the suction and discharge nozzles. Both impeller wearing rings and shaft sleeves are bronze. The shaft is alloy steel.

INSPECTION AND TEST: The pump has been tested and approved by Underwriters' Laboratories.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 9, 1971 and amended through March 12, 1974 under Calendar Number 708-69-SA be reopened and amended to include an additional pump, Patterson Model 6 x 5 DMD, as a fire pump for standpipe and sprinkler systems, on condition that all uses, locations, and installations of the pumps shall comply with the applicable requirements of the Building Code of the City of New York and the requirements of the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards does hereby *amend* the above cited *resolution* in accordance with the above report.

440-76-SA

APPLICANT—Porta-Matic Fire Extinguisher Corporation, System Engineering Division, owner.
SUBJECT—Additional fire extinguisher.
APPEARANCES—
For Applicant: J. S. DePalma.
ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
440-76-SA—Amendment to resolution to include additional fire extinguisher.

Porta-Matic Fire Extinguisher Corporation, System Engineering Division, Northvale, New Jersey, requested that the resolution adopted June 22, 1976 under Calendar Number 440-76-SA be reopened and amended to include an additional fire extinguisher.

PROPOSED USE: Fire extinguisher.

DESCRIPTION: The additional fire extinguisher, Model A-1, is a dry chemical type using siliconized power. The capacity is 10 pounds of powder. The extinguisher is rated for Class A (carbonaceous), B (flammable liquids), and C (electrical) fires. The extinguisher is charged with nitrogen at 195 psi pressure. The extinguisher is manually operated by using the lever and ejector pins. The extinguisher is operated automatically when the temperature of thermally responsivle contents sealed within the bellows reaches 150°F. The nozzle is aimed toward the center of the room for automatic operation. The maximum range is 12 feet and the maximum protected area is 800 cubic feet.

INSPECTION AND TEST: The fire extinguisher has been tested and approved by Underwriters' Laboratories (File Ex 2922).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted June 22, 1976 under Calendar Number 440-76-SA be reopened and amended to include an additional fire extinguisher, Porta-Matic Model A-1, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

154-77-SA

APPLICANT—United States Gypsum Company, owner.
SUBJECT—To rescind revocation of approval of non-combustible suspended ceiling system.
APPEARANCES—
For Applicant: E. V. Salvo.
ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
154-77-SA—Amendment to resolution to rescind revocation of approval of non-combustible suspended ceiling system.

United States Gypsum Company, Tarrytown, New York, requested that the resolution adopted May 10, 1977 and revoked July 19, 1977 under Calendar Number 154-77-SA be reopened and amended to rescind the revocation of approval of non-combustible suspended ceiling system.
PROPOSED USE: Non-combustible suspended ceiling system.
DESCRIPTION: The suspended ceiling system hangers consist of U. S. Gypsum ST-10 20 gauge steel studs, 2½" and 3⅝" deep, with cross-sectional areas of 0.205 and 0.245 square inches, respectively. The hangers specified by Reference Standard RS 5-16 of the Building Code are ¼" diameter steel rods (0.0491 square inches in cross-sectional area) and 1" x ⅛" flat steel bars (0.1250 square inches in cross-sectional area). The hangers specified by Underwriters' Laboratories for many of its fire rated suspended ceiling assemblies are 12 gauge steel wire (0.0087 square inches in cross-sectional area).
INSPECTION AND TEST: Calculations were performed by Armand Gustaferro, P. E., Structural Engineer, Consulting Engineers Group, Glenview, Illinois, which showed the studs to be satisfactory as hangers for suspended ceiling systems in fire rated assemblies, as compared to the other hangers cited above.
RECOMMENDATION: The Committee on Test recommends that the resolution adopted May 10, 1977 and revoked July 19, 1977 under Calendar Number 154-77-SA be reopened and amended to rescind the revocation and include U. S. Gypsum ST-10 20 gauge steel studs, 2½" and 3⅝" deep, as hangers for non-combustible suspended ceiling systems, which may be used as an integral part of fire rated assemblies, on condition that all uses, locations, and installations shall comply with the other applicable requirements of Reference Standard RS 5-16 of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

523-78-SM

APPLICANT—Safety Gage Company, Incorporated, owner, Stappers Equipment Company, Incorporated, agent.
SUBJECT—Application July 10, 1978—Type A Liquid Level Gage model B74 with Swing cover and manhole.
APPEARANCES—
For Applicant: Peter J. Stappers.
ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
523-78-SM—Safety Gage Company Incorporated, Kansas City, Missouri, filed for approval of the Model B74 Steil Safety Gage under the provisions of Article 14 and RS 14 of the Building Code and Section C19-50 of Chapter 19 of the Administrative Code of the City of New York.
PROPOSED USE: Liquid level gauge for gasoline and oil storage tanks.
DESCRIPTION: The float type gauge is used primarily for the depth measurement of gasoline, Nos. 1, 2, and 3 fuel oils, and diesel oil in storage tanks at atmospheric pressures. The gauge consists of a copper float, a gauge head, a copper and linen type, and a steel counter-balance weight. The float on the surface of the liquid is attached to a tape. The tape passes over a pulley in the head of the gauge and is attached to a counter-balance weight on the other end. As the float rises or falls with liquid level, the graduated tape moves over the pulley and under a pointer. Liquid depth in feet, inches, and quarters of an inch are seen through a magnifying glass.
INSPECTION AND TEST: The gauge has been tested and approved by Underwriters' Laboratories (File MH10063) and Factory Mutual Research (Serial No. 13885).
RECOMMENDATION: The Committee on Test recommends the approval of the Model B74 Steil Safety Gage for use under the provisions of Article 14 and RS 14 of the Building Code of Section C19-50 of Chapter 19 of the Administrative Code of the City of New York on condition that all installations which are subject to the overflow warning requirements of Chapter 19 shall comply with these requirements. The requirements are for 4 alarms: an audible and visual alarm when the tank reaches 95% capacity and an audible and visual alarm when the tank reaches 98% capacity. The gauges shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 523-78-SM."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number.

Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

560-78-SA

APPLICANT—Edgar B. Rumble for Michigan Hanger Company, Division of Michigan Pipe Fittings Company, owner.

SUBJECT—Application July 19, 1978—"Sliplok Fitting", models 100, 200, 300. There is also a continuing list of couplings, elbows and tees through 8″ for which there are not presently model numbers.

APPEARANCES—
For Applicant: Charles Stanford.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
560-78-SA—Michigan Pipe Fittings Company, Brookfield, Ohio, filed for approval of Sliplok Fittings, Models 100, 200, and 300, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Fittings for sprinkler system pipe.

DESCRIPTION: The fittings are rubber gasketed tee fittings. The body is made of malleable or cast iron. A Buna-N synthetic rubber gasket is inserted into the body. The fitting is fitted with two lock rings and two O-ring gaskets. The fittings are available for pipes up to 8″ and with threaded outlets ½″, and ¾″, and 1″ in size. The rated working pressure is 300 psi.

INSPECTION AND TEST: The fittings have been tested and approved by Underwriters' Laboratories (File Ex 3035).

RECOMMENDATION: The Committee on Test recommends the approval of the Sliplok Fittings described above, Models 100, 200, and 300, for sprinkler system piping, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code. The fittings shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 560-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

561-78-SA

APPLICANT—Automatic Sprinkler Corporation of America, owner.

SUBJECT—Application July 31, 1978—Wafer Swing Check Valve, 4″ model 102.

APPEARANCES—
For Applicant: C. B. Barnett.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
561-78-SA—Automatic Sprinkler Corporation of America, Cleveland, Ohio, filed for approval of automatic sprinkler devices, Air Pressure Maintenance Devices, Models A-1 and A-2, Model 39 Dry Pipe Valve, Model 38-390 Adjustable Drop Nipple, and Model 102 Swing Check Valve, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Automatic sprinkler devices.

DESCRIPTION: The Air Pressure Maintenance Devices, Models A and A-1 are devices which automatically maintain air or nitrogen pressure at a present value in a dry pipe sprinkler system. Both units are constructed with black steel pipe and iron pipe fittings. Air is directed through a ¼″ brass strainer and 1/16″ orifice into a ¼″ brass regulator which is set to maintain a predetermined air or nitrogen pressure in the dry pipe sprinkler system. A ¼″ brass check valve is installed in the outlet end of the regulator to prevent system water from entering the regulator when the dry pipe valve is tripped. The ¼″ strainer protects the 1/16″ orifice from blockage by foreign material. The 1/16″ orifice prevents supply air from replenishing that which would be lost through a fused sprinkler. The Model A air pressure maintenance device is equipped with a ¾″ bypass pipe run whereas the Model A-1 has a ½″ pipe size bypass. The bypass run is provided with a bypass valve to quickly admit air to a dry pipe system when filling. It is normally closed during service. Both air pressure maintenance devices are rated for 175 psi service.

The Model 39 4″ Dry Pipe Valve is a differential type valve with flagged connections. In normal service, lower pressure air holds a bronze clapper faced with a synthetic rubber facing closed against higher pressure water supply. The facing seals against a brass inner and outer seat ring in the valve body. The outer seat ring seals air pressure above the clapper from the intermediate chamber. The inner seat ring seals the intermediate chamber from main supply water pressure. The intermediate chamber is open to atmospheric pressure through a velocity check which closes when supply water pressure develops in the intermediate chamber after the valve trips. A latch is provided on the clapper which holds the clapper open after the valve is tripped and main water pressure removed. Valve and com-

ponents are constructed of brass, bronze, stainless steel and cast iron materials. Rated working pressure for the valve is 175 psi.

The Model 38-390 Adjustable Drop Nipple is an adjustable sprinkler fitting fabricated from brass and steel parts and used at the end of 1" sprinkler drops on wet and drypipe systems to eliminate the need to cut drops after the ceiling is installed. Adjustment is accomplished by means of an adjustable steel tube which is locked in place by a hex nut and split ring. The adjustable tube is provided with a ½" NPT tapped end into which the sprinkler is installed. A synthetic O-ring makes the pressure seal against the adjustable tube. Rated working pressure is 175 psi.

The Model 102 Swing Check Valve is a 4" Check Valve of wafer type construction. It is designed to be installed between two mating flanges and secured by ⅝" tie bolts installed through the flanges. A synthetic rubber clapper facing fastened to a stainless steel clapper provides the seal against a brass seat ring. The valve body is of cast iron construction and is rated at a working pressure of 175 psi. A ½" NPT tapped opening is provided below the clapper for attachment of a ball drip, if so desired.

INSPECTION AND TEST: The devices have been tested and approved by Underwriters' Laboratories (Files Ex 319, Ex 3044, Ex 1335, Ex 2322) and Factory Mutual (Serial Nos. 27363, 26653, 28455).

RECOMMENDATION: The Committee on Test recommends the approval of automatic sprinkler devises, Air Pressure Maintenance Devices, Models A-1 and A-2, Model 39 Dry Pipe Valve, Model 38-390 Adjustable Drop Nipple, and Model 102 Swing Check Valve, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York. The devices shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 561-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) Alan D. Gershuny
Executive Director,
For the Committee on Test,

Stuart Lowenthal,
Asst. Engr.,

Thomas W. Farricker, Jr.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

640-78-SM

APPLICANT—B. M. W. Sales for Fernco Joint Sealer Company, owner.

SUBJECT—Application August 8, 1978—Fernco compression donuts and flexible couplings.

APPEARANCES—
For Applicant: Jack Berke.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

Whereas, the report of a Committee on Test reads:
640-78-SM—B. M. W. Sales, Hicksville, New York, for Fernco Joint Sealer Company, Davison, Michigan, filed for approval of Fernco Flexible Couplings under the provisions of Article 16 and RS 16 of the Building Code of the City of New York.

PROPOSED USE: Pipe coupling.

DESCRIPTION: The coupling consists of an elastomeric polyvinyl chloride donut and two stainless steel clamp bands. The coupling can connect low pressure (10 psi) pipe of the same or different sizes. The range of sizes is 1½" to 15" O.D. The coupling is suitable for a variety of pipe materials: plastic, cast iron, asbestos cement, clay, concrete, steel, fibre and ductile iron. The coupling can connect pipes of different materials. The coupling is installed by inserting both pipes in the two ends and tightening the bands by screwdriver around both pipes.

INSPECTION AND TEST: The coupling has been tested and approved by Pittsburgh Testing Laboratory (No. DE-3636), the International Association of Plumbing and Mechanical Officials (Application No. 9996), and the Building Officials Conference of America (Approval No. 69-16).

RECOMMENDATION: The Committee on Test recommends the approval of Fernco Flexible Couplings for uses as described above under the provisions of Article 16 and RS 16 of the Building Code of the City of New York on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code. The cartons and bills of lading of the couplings shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 640-78-SM."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) Alan D. Gershuny
Executive Director,
For the Committee on Test,

Stuart Lowenthal,
Asst. Engr.,

Thomas W. Farricker, Jr.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

38-78-A

APPLICANT—Albert Melniker, A.I.A. for Marc Wood, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1825 Forest Avenue, north side, 225 feet west of Morningstar Road, Block 1180, Lot 13, Borough of Staten Island.

APPEARANCES—
For Applicant: Dorothy M. Melniker.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .. 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated January 4, 1978, on N.B. Applic. #1447/77, reads:
"The proposed use of drywells for 100% disposal of storm water when no public sewers into which discharge is feasible are located within 500 feet of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."
and
WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.
Resolved, that the decision of the Borough Superintendent, dated January 4, 1978, acting on N.B. Applic. #1447/77 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received January 24, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

77-78-A

APPLICANT—Neil W. Talling for Chrysler Corporation, owner.
SUBJECT—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Mopar Winter Anti-Freeze Summer Coolant-Part No. 4106784", in one (1) gallon oblong polyethelene with child proof polyporpelene with foil seal, container not in compliance with the Regulations of the Administrative Code of the City of New York.
APPEARANCE—
For Applicant: None.
ACTION OF BOARD—Appeal withdrawn at the request of the applicant.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

207-78-A

APPLICANT—Richard C. Carter for Mr. John Lutz, owner.
SUBJECT—Application March 29, 1978—filed pursuant to Section 36, Article #3 of the General City Law re- proposed building not fronting on a legally mapped street.
PREMISES AFFECTED—382 Sharrotts Road, south side, 1638.8 feet east of Arthur Kill Road, Block 7328, Lot 50, Charleston, Borough of Staten Island.
APPEARANCES—
For Applicant: Richard C. Carter.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated March 15, 1978, on N.B. Applic. #501/78, reads:
"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore:
a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.
b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore contrary to Section C26-401.0 A.C."
and
WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.
Resolved, that the decision of the Borough Superintendent, dated March 15, 1978 acting on N.B. Applic. #501/78, Objection No. 1 A and B be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways: and that the building shall substantially comply with drawings marked "Received March 29, 1978", 1 sheet; and that all laws, rules and regulations shall be complied with.

210-78-A

APPLICANT—Albert Melniker for The Church of Jesus Christ of Latter-Day Saints, owner.
SUBJECT—Application March 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—913 Rockland Avenue, north side, 893.63 feet west of Forest Hill Road, Block 1992, Lot 50, New Springville, Borough of Staten Island.
APPEARANCES—
For Applicant: Dorothy M. Melniker.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .. 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated March 17, 1978, on N.B. #244/78, reads:
"4. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500 feet of property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code of the City of New York."
and
WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.
Resolved, that the decision of the Borough Superintendent, dated March 17, 1978, acting on N. B. Applic. #244/78 Objection No. 4 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of

water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received March 31, 1978", 3 sheets and that all laws, rules and regulations shall be complied with.

225-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—379 Stafford Avenue, north side, 300 feet east of Delmar Avenue, Block 6304, Lot 64, Huguenot, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 22, 1978, on N.B. Applic. #320/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standards RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 22, 1978, acting on N.B. Applic. #320/78 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received April 6, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

226-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—62 Idaho Avenue, west side, 380.49 feet north of Amboy Road, Block 6993, Lot 215, Pleasant Plains, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1978, on N.B. Applic. #349/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 21, 1978, acting on N.B. Applic. #349/78, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received April 6, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

227-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

MINUTES

PREMISES AFFECTED—72 Idaho Avenue, west side, 264.94 feet north of Amboy Road, Block 6993, Lot 220, Pleasant Plains, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated March 21, 1978, on N.B. Applic. #350/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 21, 1978, acting on N.B. Applic. #350/78 Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received April 6, 1978, 2 sheets; and that all laws, rules and regulations shall be complied with.

228-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 6, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84 Idaho Avenue, west side, 149.96 feet north of Amboy Road, Block 6993, Lot 225, Pleasant Plains, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated March 21, 1978, on N.B. Applic. #351/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 21, 1978, acting on N.B. Applic. #351/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received April 6, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

238-78-A

APPLICANT—Richard C. Carter for Mrs. Marie Santora, owner.

SUBJECT—Application April 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—209 Latimer Avenue, north side, 100 feet east of Baron Boulevard, Block 2786, Lot 137, Chelsea, Borough of Staten Island.

APPEARANCES—
For Applicant: Richard C. Carter.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated April 6, 1978, on N.B. Applic. #647/78, reads:

"1. The street giving access to the proposed bldg. is not placed on the official map of the City of New York, therefore:

A) No C. of O. can be issued as per Article 3, Sec. 36 of the General City Law; and

B) Proposed construction does not have at least 8% of the total perimeter of the bldg. fronting directly upon a legally mapped street or frontage space and therefore contrary to Sec. C26-401.1 of the A.C."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 6, 1978, acting on N.B. Applic. #647/78, Objection No. 1 A and B be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "April 7, 1978", 1 sheet; and that all laws, rules and regulations shall be complied with.

289-78-A

APPLICANT—Alphonse J. Calvanico for Harvard Borg, owner.

SUBJECT—Application April 18, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7), and pursuant to Section 36, Art. 3 of the General City Law —bldg. not fronting on a legally mapped street.

PREMISES AFFECTED—189 Noel Street, north side, 94.38 feet west of Holdridge Avenue, Block 6366, Lot 49, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 6, 1978, on N.B. Applic. #111/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated April 6, 1978, acting on N.B. Applic. #111/78, Objection Nos. 1 A and B and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received April 18, 1978", 3 sheets and that all laws, rules and regulations shall be complied with.

329-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application May 4, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—50 Tyndale Street, southeast corner of Barclay Avenue, Block 6364, Lot 8, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 17, 1978, on N.B. Applic. #596/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 17, 1978, acting on N.B. Applic. #596/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on*

further condition that the building shall substantially conform to drawings, marked "Received May 4, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

414-78-A

APPLICANT—Alphonse J. Calvanico for Leslie Bach, owner.

SUBJECT—Application June 9, 1978—filed pursuant to Section 36, Article 3, General City Law re- building not fronting on a legal street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—201 Noel Street, north side, 214.38 feet west of Holdridge Avenue, Block 6366, Lot 55, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 12, 1978, on N.B. Applic. #653/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No. C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated May 12, 1978, acting on N.B. Applic. #653/78, Objection Nos. 1 A and B and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received June 9, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

428-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—189 Melba Street, east side, 462.40 feet north of Westwood Avenue, Block 752, Lot 308, Willowbrook, Borough of Staten Island.

APPEARANCES—
For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 9, 1978, on N.B. Applic. #306/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 9, 1978, acting on N.B. Applic. #306/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 13, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

429-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—191 Melba Street, east side, 439.20 feet north of Westwood Avenue, Block 752, Lot 307, Willowbrook, Borough of Staten Island.

APPEARANCES—
For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated June 9, 1978, on N.B. Applic. #307/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 9, 1978, acting on N.B. Applic. #307/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 13, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

430-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.
SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).
PREMISES AFFECTED—193 Melba Street, east side, 416.00 feet north of Westwood Avenue, Block 752, Lot 305, Willowbrook, Borough of Staten Island.
APPEARANCES—
For Applicant: Jerome L. Grushkin.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated June 9, 1978, on N.B. Applic. #308/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 9, 1978, acting on N.B. Applic. #308/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 13, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

431-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.
SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).
PREMISES AFFECTED—195 Melba Street. east side, 392.80 feet north of Westwood Avenue, Block 752, Lot 304, Willowbrook, Borough of Staten Island.
APPEARANCES—
For Applicant: Jerome L. Grushkin.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated June 9, 1978, on N.B. Applic. #309/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 9, 1978, acting on N.B. Applic. #309/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long

as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 13, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

432-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—199 Melba Street, east side, 369.60 feet north of Westwood Avenue, Block 752, Lot 303, Willowbrook, Borough of Staten Island.

APPEARANCES—
For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 9, 1978, on N.B. Applic. #310/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 9, 1978, acting on N.B. Applic. #310/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 13, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with,

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433-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—201 Melba Street, east side, 346.40 feet north of Westwood Avenue, Block 752, Lot 301, Willowbrook, Borough of Staten Island.

APPEARANCES—
For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 9, 1978, on N.B. Applic. #311/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 9, 1978, acting on N.B. Applic. #311/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 13, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

434-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—203 Melba Street, east side, 323.20 feet north of Westwood Avenue, Block 752, Lot 300, Willowbrook, Borough of Staten Island.

APPEARANCES—
For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 9, 1978, on N.B. Applic. #312/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 9, 1978, acting on N.B. Applic. #312/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 13, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

435-78-A

APPLICANT—Grushkin and Oddo for Dorchester Lane Corporation, owner.

SUBJECT—Application June 13, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—205 Melba Street, east side, 300.00 feet north of Westwood Avenue, Block 752, Lot 299, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 9, 1978, on N.B. Applic. #313/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 9, 1978, acting on N.B. Applic. #313/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 13, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

443-78-A

APPLICANT—Alphonse J. Calvanico for Jabor Estates, Incorporated, owner.

SUBJECT—Application June 20, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—205 Noel Street, north side, 254.38 feet west of Holdridge Avenue, Block 6366, Lot 57, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 5, 1978, on N.B. Applic. #807/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c)(2), Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated June 5, 1978, acting on N.B. Applic. #807/78, Objection Nos. 1 A and B and 2, be and it hereby

is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received June 20, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

504-78-A

APPLICANT—Frank A. Vaccaro for Donald Perillo, owner.

SUBJECT—Application June 30, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1010 Ionia Avenue, south side, 189.92 feet east of Lenevar Avenue, Block 6918, Lot 17, Princess Bay, Borough of Staten Island.

APPEARANCES—
For Applicant: Frank A. Vaccaro.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 29, 1978, on N.B. Applic. #1468/77, reads:

"The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property.

Therefore at least 50% of storm water falls on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2), Administrative Building Code.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 29, 1978, acting on N.B. Applic. #1468/77, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof and paved areas, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 30, 1978", 5 sheets; and that all laws, rules and regulations shall be complied with.

468-77-A

APPLICANT—Jeremiah T. Walsh, Commissioner of Buildings.

OWNER OF PREMISES—William Schmid.

SUBJECT—Application July 7, 1977—for Modification of Certificate of Occupancy #4467 re- access to fire escapes, and stairway enclosure.

PREMISES AFFECTED—25-29 William Street and 38-42 Exchange Place, southwest corner, Block 25, Lot 27, Borough of Manhattan.

APPEARANCES—
For Applicant: Irving Polsky, P.E. for the Dept. of Bldgs.
For Owner: Amy Jane Edelstein.

ACTION OF BOARD—Laid over to January 9, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

932-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—560 Oakdale Street, south side, 50 feet west of Arden Street, Block 5393, Lot 10, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 17, 1978, at 2 P.M., for decision, hearing closed.

933-78-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—11 Fingal Street, north side, 75 feet west of Arden Avenue, Block 5393, Lot 25, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 17, 1978, at 2 P.M., for decision, hearing closed.

MINUTES

934-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1350 Arden Avenue, northwest corner of Fingal Street, Block 5393, Lot 21, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 17, 1978, at 2 P.M., for decision, hearing closed.

274-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of water (Local Law #7).

PREMISES AFFECTED—175 Eylandt Street, northwest corner of Barclay Avenue, Block 6417, Lot 6, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 17, 1978, at 2 P.M., for decision, hearing closed.

275-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 11, 1978—filed pursuant to Section 36, Article 3, of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—185 Eylandt Street, north side, 100.20 feet west of Barclay Avenue, Block 6417, Lot 12, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 17, 1978, at 2 P.M., for decision, hearing closed.

276-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 11, 1978—filed pursuant to Section 36, Article 3, of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water is contrary (Local Law #7).

PREMISES AFFECTED—197 Eylandt Street, north side, 220.44 feet west of Barclay Avenue, Block 6417, Lot 18, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 17, 1978, at 2 P.M., for decision, hearing closed.

Adjourned: 3:00 P.M.

ALAN D. GERSHUNY, *Executive Director*

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CONTENTS

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, October 10, 1978, Affecting Calendar Numbers—

99-52-BZ—	105-77-BZ	215-78-BZ
Vol. II	106-77-A	241-78-BZ
678-56-BZ	64-60-A	277-78-BZ
1025-61-BZ	340-76-BZ	295-78-BZ
301-70-BZ	18-78-BZ	296-78-BZ
407-71-BZ—	173-78-BZ	385-78-A
Vol. II	214-78-BZ	330-78-BZ

Minutes of Regular Meeting, Tuesday Afternoon, October 10, 1978, Affecting Calendar Numbers—

249-78-A	321-78-A	326-78-A
317-78-A	322-78-A	328-78-A
318-78-A	323-78-A	362-78-A
319-78-A	324-78-A	363-78-A
320-78-A	325-78-A	

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CALENDAR

DOCKET

New Cases Filed up to October 10, 1978

Cal. No. *Dept.* *Premises Affected*

885-78-BZ—B.M.—120/122 West 25th Street, south side, 225 feet west of Avenue of the Americas, Block 800, Lot 53, Borough of Manhattan, Community Board **#5M**, Alt. #748/78. re- Proposed conversion to residential use (UG-2) in M1-6 dist. Cont. to Sec. 42-00 Z.R. (no bulk or parking regulations).

886-78-BZ—B.B.—1571 West 4th Street, east side, 250 feet north of Avenue P, Block 6603, Lot 63, Borough of Brooklyn, Community Board **#11BK**, Alt. #997/78. re- Proposed enlargement at rear of existing non-conforming bldg., open space ratio and rear yard, Cont. to Sec. 54-31, 23-142 and 23-47 Z.R.; side yard Cont. to Sec. 23-462 Z.R.

887-78-A—B.B.—1571 West 4th Street, east side, 250 feet north of Avenue P, Block 6603, Lot 63, Borough of Brooklyn, Alt. #997/78. re- Proposed enlargement of frame bldg. is Cont. to C26-250.0 subdivision 3 B.C.

888-78-BZ—B.B.—2460 Flatbush Avenue, west side, 200 feet north of Avenue U, Block 8542, Lot 65, Borough of Brooklyn, Community Board **#18BK**, Alt. #554/78, re- Proposed two story office building in C8-1 dist. floor area, Cont. to Sec. 33-122 Z.R.; 30 foot yard; accessory parking.

889-78-BZ—B.B.—1831 Ocean Parkway, east side, 246.7 feet south of Avenue R, Block 6682, Lot 85, Borough of Brooklyn, Community Board **#15BK**, re- Proposed school in R5 Ocean Parkway Special Dist., FAR Cont. to Sec. 113-11 and 23-141 Z.R.; side yards; rear yard; third story obstructs required side yards; loading berth required for schools not provided.

890-78-BZ—B.M.—3769 10th Avenue, southeast corner of West 202nd Street, Block 2198, Lot 5, Borough of Manhattan, Community Board #12M, Alt. #795/78. re- Proposed alteration of a commercial bldg. to a one family dwelling in an M1-1 Z., Cont. to Sec. 42-00 Z.R.

891-78-BZ—B.M.—35/39 West 72nd Street, north side, 200 feet east of Columbus Avenue, Block 1125, Lot 9, Borough of Manhattan, Community Board #7M, Alt. #917/78, re- Proposed change use from doctor's office UG-4 to art gallery UG-6 in R-10 ZD, not permitted per Sec. 22-10 Z.R.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

NOVEMBER 8, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 8, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

820-67-BZ

APPLICANT—Albert Melniker for George M. Zaloom, Senior Executor for the Estate of Michael S. Zaloom, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired June 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, on a plot previously before the Board, the continuance of an existing motor vehicle repair shop.

PREMISES AFFECTED—41 Barker Street, east side, 416.19 feet south of Woodbuff Lane, Block 197, Lot 34, West New Brighton, Borough of Staten Island. Community Board **#1S.I.**

80-59-BZ

APPLICANT—Paul D. Gilbert for Harry Gottlieb, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 21, 1979 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking of more than five (5) motor vehicles and the public use of an existing two car garage.

PREMISES AFFECTED—389-391 Gates Avenue, north side, 172 feet 2 inches west of Nostrand Avenue, Block 1807, Lots 65 and 66, Borough of Brooklyn. Community Board **#3BK.**

736-45-BZ—Vol. II

APPLICANT—Lama and Vassalotti for 43 Pearl Street Estate Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires March 17, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office (previously denied by the Board for gasoline service station, motor vehicle repair shop and subsequently granted for the parking and storage of more than five motor vehicles).

PREMISES AFFECTED—3740 Broadway, northeast cor- of West 155th Street, Block 2114, Lot 1, Borough of Manhattan.

356-53-BZ

APPLICANT—Lama, Vassalotti and Ladau for The Dime Savings Bank of New York, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 29, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a business use district, the maintenance of existing sign at right angle with building and projecting more than the permitted distance beyond building line.

PREMISES AFFECTED—368 Flatbush Avenue Extension, west side, 125 feet 10⅝ inches south of Fleet Street, 9-31 DeKalb Avenue and 85 Albee Square (Fleet Street), Block 2084, Lot 1, Borough of Brooklyn. Community Board **#2BK.**

13-76-BZ

APPLICANT—Tiberiu Weis for Ernest Gross, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R2 district, in an existing two story and basement build-

CALENDAR

ing, the conversion of the first floor community facility portion into residential use that creates non-compliance in the lot area requirements and non-conformity.

PREMISES AFFECTED—80-08 166th Street, west side, 36.23 feet south of Union Turnpike, Block 7016, Lot 97, Flushing, Borough of Queens. Community Board #8Q.

64-60-A

APPLICANT—Gerald M. Daub for Albert Topper, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 6, 1978—appeal from a decision of the Borough Superintendent re-change in use from beauty parlor to dental lab; previously granted on condition.

PREMISES AFFECTED—284 Third Avenue, west side, 25 feet north of East 22nd Street, Block 878, Lot 36, Borough of Manhattan.

ZONING CASES

312-78-BZ

APPLICANT—Leonard F. Rothkrug for Armando and Assunta Paciello, owners.

SUBJECT—Application April 28, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R1-1 (NA-1) district, the erection of a one story enlargement to a one family dwelling that encroaches on the required side yard.

PREMISES AFFECTED—710 Todt Hill Road, west side, 146.2 feet south of Whitlock Avenue, Block 905, Lot 11, Todt Hill, Borough of Staten Island. Community Board #2S.I.

343-78-BZ

APPLICANT—Tucciarone and De Milia for Malboro Construction Corporation, owner.

SUBJECT—Application May 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-18 Glenwood Street, west side, 162.26 feet south of West End Drive, Block 8263, Lot 29, Little Neck, Borough of Queens. Community Board #11Q.

344-78-BZ

APPLICANT—Tucciarone and De Milia for Malboro Construction Corporation, owner.

SUBJECT—Application May 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-22 Glenwood Street, west side, 206.96 feet south of West End Drive, Block 8263, Lot 31, Little Neck, Borough of Queens. Community Board #11Q.

345-78-BZ

APPLICANT—Tucciarone and De Milia for Malboro Construction Corporation, owner.

SUBJECT—Application May 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-26 Glenwood Street, west side, 247.16 feet south of West End Drive, Block 8263, Lot 33, Little Neck, Borough of Queens. Community Board #11Q.

406-78-BZ

APPLICANT—Kenneth H. Koons for Domenico Sangiovanni, owner.

SUBJECT—Application June 6, 1978—decision of the Borough Superintendent, under Section 73-27 of the Zoning Resolution, to permit in a C1-2 district, on a plot presently occupied with a stone monument sales establishment the erection of a one story building for use as a funeral establishment with accessory parking and loading in the open area.

PREMISES AFFECTED—3176 East Tremont Avenue, west side, 59.27 feet north of Waterbury Avenue, Block 5350, Lot 64, Borough of The Bronx. Community Board #10BX.

489-78-BZ

APPLICANT—Harry Soled for Magda Fried, owner.

SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, in an existing three story and basement building the use of the vacant third floor as an apartment that creates non-compliance in floor area ratio.

PREMISES AFFECTED—45 Lee Avenue, east side, 20 feet south of Wilson Street, Block 2183, Lot 9, Borough of Brooklyn. Community Board #1BK.

214-78-BZ

APPLICANT—M. Martin Elkind for 96-01 Jamaica Realty Corporation, owner.

SUBJECT—Application April 3, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R3-1 district, the enlargement in area of an accessory parking area for an existing catering establishment into the residence district.

PREMISES AFFECTED—96-01 to 96-13 Jamaica Avenue, northeast corner of 96th Street, Block 8892, Lots 71, 79 and 80, Woodhaven, Borough of Queens. Community Board #9Q.

Laid over from October 10, 1978 for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 8, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 8, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

387-78-A

APPLICANT—Grushkin and Oddo, for Cosmopolitan Associates, Incorporated, owner.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—9 McCormick Place, north side, 50.60 feet west of Parkinson Avenue, Block 3221, Lot 8, Grasmere, Borough of Staten Island.

CALENDAR

388-78-A

APPLICANT—Grushkin and Oddo, for Cosmopolitan Associates, Incorporated, owner.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—11 McCormick Place, north side, 80.60 feet west of Parkinson Avenue, Block 3221, Lot 10, Grasmere, Borough of Staten Island.

389-78-A

APPLICANT—Grushkin and Oddo, for Cosmopolitan Associates, Incorporated, owner.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—15 McCormick Place, north side, 110.60 feet west of Parkinson Avenue, Block 3221, Lot 12, Grasmere, Borough of Staten Island.

390-78-A

APPLICANT—Grushkin and Oddo, for Cosmopolitan Associates, Incorporated, owner.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—19 McCormick Place, north side, 150.60 feet west of Parkinson Avenue, Block 3221, Lot 15, Grasmere, Borough of Staten Island.

391-78-A

APPLICANT—Grushkin and Oddo, for Cosmopolitan Associates, Incorporated, owner.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—21 McCormick Place, north side, 175.60 feet west of Parkinson Avenue, Block 3221, Lot 16, Grasmere, Borough of Staten Island.

392-78-A

APPLICANT—Grushkin and Oddo for Cosmopolitan Associates, Incorporated, owner.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—25 McCormick Place, north side, 200.60 feet west of Parkinson Avenue, Block 3221, Lot 17, Grasmere, Borough of Staten Island.

393-78-A

APPLICANT—Grushkin and Oddo for Cosmopolitan Associates, Incorporated, owner.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—31 McCormick Place, north side, 240.60 feet west of Parkinson Avenue, Block 3221, Lot 19, Grasmere, Borough of Staten Island.

402-78-A

APPLICANT—Cullen and Dykman for STP Corporation, owner.

SUBJECT—Application June 5, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "STP Gas Treatment", in twelve (12) ounce Barex 210 Polypropylene with P/S A66 Liner, container not in compliance with the Regulations of the Administrative Code of the City of New York.

403-78-A

APPLICANT—Cullen and Dykman for STP Corporation, owner.

SUBJECT—Application June 5, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "STP Gas Treatment", in eight (8) ounce Barex 210 Polypropylene with P/S A66 Liner, container not in compliance with the Regulations of the Administrative Code of the City of New York.

404-78-A

APPLICANT—Leonard F. Rothkrug for Thomas S. VanRiper, owner.

SUBJECT—Application June 6, 1978—appeal from a decision of the Borough Superintendent re- proposed use of 1st and 2nd floors of Class 4 structure for offices.

PREMISES AFFECTED—219-02 Northern Boulevard, southeast corner of Springfield Boulevard, Block 7472, Lot 1, Bayside, Borough of Queens.

424-78-A

APPLICANT—Chas. M. Shapiro and Sons for Relpak Corporation, owner.

SUBJECT—Application June 9, 1978—appeal from a decision of the Borough Superintendent re- proposed use of gas fired dryers for the processing of combustible solvents.

PREMISES AFFECTED—34-20 11th Street, west side, 166.16 feet north of 35th Avenue (34-19 10th Street), Block 325, Lot 10, Long Island City, Borough of Queens.

249-78-A

APPLICANT—Arthur Guttman for Fran Ed Equities, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use on the 4th and 5th stories from permanently vacant to joint living work quarters for artists.

PREMISES AFFECTED—59-63 Allen Street, west side, 75.1 feet south of Grand Street, 88 Eldridge Street, Block 307, Lot 24, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 14, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 14, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

554-51-BZ

APPLICANT—Vito J. Tricarico for Stevbar Realty Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired July 10, 1978—decision of the Borough

CALENDAR

Superintendent; previously granted on condition under Sections 7h and 21 of the Zoning Resolution, permitting in the local retail use, C area district portion of plot, the maintenance of existing building by the conversion of loading areas to store areas constituting an extension of use into residence use district and makes the coverage more than is permitted; and to permit the parking of automobiles in the residence use portion of plot for patrons and employees—no fee to be charged.

PREMISES AFFECTED—138-18 to 138-38 Northern Boulevard, south side, 150.38 feet east of Union Street, Block 5010, Lot 28, Flushing, Borough of Queens. Community Board #7Q.

281-74-BZ

APPLICANT—Francis R. Dickhut for Fais J. Gatas, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, on a plot with five residential buildings the subdivision into individual plots that increases the degree of non-compliance within the side yards.

PREMISES AFFECTED—31 Marscher Place, north side, 119.65 feet west of Van Wyck Avenue, Block 6665, Lot 42, Princes Bay, Borough of Staten Island. Community Board #3S.I.

282-74-BZ

APPLICANT—Francis R. Dickhut for Donald Leszcynski, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of Borough Superintendent, permitting in an R3-2 district, on a plot with five residential buildings the subdivision into individual plots that increases the degree of non-compliance within the side yards.

PREMISES AFFECTED—29 Marscher Place, north side, 144.62 feet west of Van Wyck Avenue, Block 6665, Lot 43, Princes Bay, Borough of Staten Island. Community Board #3S.I.

578-56-BZ

APPLICANT—Charles M. Spindler Associates for Leemilts Petroleum, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 18, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking and storage lot for more than 5 motor vehicles of the passenger car type.

PREMISES AFFECTED—1363 Taylor Avenue and 1815 McGraw Avenue, northwest corner, Block 3881, Lot 1, Borough of The Bronx. Community Board #9BX.

683-76-A

APPLICANT—Leonard F. Rothkrug for Franco Ferazzoli, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—filed pursuant to Section 35 of the General City Law re- proposed building in bed of mapped street; previously granted on condition.

PREMISES AFFECTED—49-26 Browvale Lane, west side, 250 feet south of Kaskell Road, Block 8230, Lots 76 and 80, Little Neck, Borough of Queens.

757-70-A

APPLICANT—Larry Meltzer for Burns Bros. Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- transportation of fuel oil in trailer tank trucks through city streets not in conformity with the requirements of the Administrative Code of New York; previously granted on condition.

390-61-BZ

APPLICANT—Alfonso Duarte for J. B. J. Parking Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expires July 18, 1981—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a business use district, the erection of a four story and cellar structure for use as an open type parking garage ofr not more than 149 cars to replace the existing parking lot.

PREMISES AFFECTED—148-150 East 33rd Street, south side, 151.3 feet east of Lexington Avenue, Block 888, Lot 51, Borough of Manhattan. Community Board #6M.

585-74-BZ

APPLICANT—David Ellis for David Ellis and Abraham Ellis, owners.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired April 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-1 district, the conversion of a sixteen story commercial building into a mixed building that creates non-compliance in lot area per room, encroachment on the rear yard and minimum distance between windows and lot lines.

PREMISES AFFECTED—31 Union Square West and 19-23 East 16th Street, northeast corner, Block 844, Lots 13 and 17, Borough of Manhattan.

342-47-BZ

APPLICANT—Jobino S. Cora, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 11, 1978 —decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7i and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office.

PREMISES AFFECTED—1085 Intervale Avenue, 864 East 167th Street, southwest corner and 1088 Hall Place, Block 2700, Lot 39, Borough of The Bronx. Community Board #2BX.

ZONING CASES

412-78-BZ

APPLICANT—Leonard F. Rothkrug for The 433 Corporation, owner, Cyrano Realty Corporation, owner under contract.

SUBJECT—Application June 8, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, the enlargement in floor area and the conversion of an existing seven story

CALENDAR

building from a warehouse into a multiple dwelling.
PREMISES AFFECTED—160/168 Bank Street and 433/441 West Street, southeast corner, Block 638, Lot 4, Borough of Manhattan. Community Board #2M.

413-78-A

APPLICANT—Leonard F. Rothkrug for The 433 Corporation, owner, Cyrano Realty Corporation, owner under contract.
SUBJECT—Application June 8, 1978—appeal from a decision of the Borough Superintendent re- proposed enlargement, under Art. 7-B MDL, consisting of an additional story and an increase in floor area and living rooms ventilations on yards less than twenty (20') feet in depth are contrary.
PREMISES AFFECTED—160/168 Bank Street and 433/441 West Street, southeast corner, Block 638, Lot 4, Borough of Manhattan.

482-78-BZ

APPLICANT—Dominick Gagliano, owner.
SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a plot with less than the required lot area, the erection of a two story, two family dwelling that has less than the required open space and accessory parking exceeds the aggregate width of the street wall and encroaches on the required rear yard.
PREMISES AFFECTED—2420 East 16th Street, west side, 150 feet south of Avenue 'X', Block 7417, Lot 15, Borough of Brooklyn. Community Board #15BK.

483-78-BZ

APPLICANT—Dominick Gagliano, owner.
SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a plot with less than the required lot area, the erection of a two story, two family dwelling that has less than the required open space and accessory parking exceeds the aggregate width of the street wall and encroaches on the required rear yard.
PREMISES AFFECTED—2426 East 16th Street, west side, 195 feet south of Avenue 'X', Block 7417, Lot 17, Borough of Brooklyn. Community Board #15BK.

484-78-BZ

APPLICANT—Dominick Gagliano, owner.
SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a two story, two family dwelling that exceeds the aggregate width of the street wall, has less than the required open space and accessory parking, and encroaches on the required rear yard.
PREMISES AFFECTED—2432 East 16th Street, west side, 240 feet south of Avenue 'X', Block 7417, Lot 19, Borough of Brooklyn. Community Board #15BK.

485-78-BZ

APPLICANT—Dominick Gagliano, owner.
SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a two story, two family dwelling that exceeds the aggregate width of the street wall, has less than the required open space and accessory parking, and encroaches on the required rear yard.
PREMISES AFFECTED—2436 East 16th Street, west side, 285 feet south of Avenue 'X', Block 7417, Lot 21, Borough of Brooklyn. Community Board #15BK.

486-78-BZ

APPLICANT—Dominick Gagliano, owner.
SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a two story, two family dwelling that exceeds the aggregate width of the street wall, has less than the required open space and accessory parking, and encroaches on the required rear yard.
PREMISES AFFECTED—2440 East 16th Street, west side, 325 feet south of Avenue 'X', Block 7417, Lot 23, Borough of Brooklyn. Community Board #15BK.

487-78-BZ

APPLICANT—Dominick Gagliano, owner.
SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a two story, two family dwelling that exceeds the aggregate width of the street wall, has less than the required open space and accessory parking, and encroaches on the required rear yard.
PREMISES AFFECTED—2444 East 16th Street, west side, 280 feet north of Avenue "Y", Block 7417, Lot 27, Borough of Brooklyn. Community Board #15BK.

693-78-BZ

APPLICANT—Samuel J. Kisseloff for Carolyn Turner Associates, owner.
SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in an M1-5 district, the enlargement in area and the conversion of an existing three story and cellar structure from a warehouse into a multiple dwelling.
PREMISES AFFECTED—154/160 11th Avenue, southeast corner of West 22nd Street, Block 693, Lot 64, Borough of Manhattan. Community Board #4M.

694-78-A

APPLICANT—Samuel J. Kisseloff for Carolyn Turner Associates, owner.
SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.
PREMISES AFFECTED—154-160 11th Avenue, southeast corner of West 22nd Street, Block 693, Lot 64, Borough of Manhattan.

707-78-BZ

APPLICANT—Lama and Vassalotti for Bedestaeric Associated Incorporated, owner.
SUBJECT—Application August 25, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-3 district, at an existing three story building, the enlargement in area of the first floor store that increases the degree of non-compliance in floor area ratio.

CALENDAR

PREMISES AFFECTED—1616 Avenue M, south side, 59.3 feet west of East 17th Street, Block 6745, Lot 7, Borough of Brooklyn. Community Board #15BK.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 14, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 14, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

427-78-A

APPLICANT—Grushkin and Oddo for Richmond Venture Corporation, owner.

SUBJECT—Application June 13, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—299 Phipli Avenue, east side, 214.69 feet north of Allegro Street, Block 6461, Lot 8, Huguenot, Borough of Staten Island.

439-78-A

APPLICANT—Joseph B. Raia for George Marrell, owner.

SUBJECT—Application June 20, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—687 Seaver Avenue, north side, 90.00 feet of Quincy Avenue, Block 3831, Lot 31, Midland Beach, Borough of Staten Island.

440-78-A

APPLICANT—Joseph B. Raia for George Hopkins, owner.

SUBJECT—Application June 20, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—17 Wrenn Street, east side, 70.80 feet of Princewood Avenue, Block 6653, Lot 4, Eltingville, Borough of Staten Island.

444-78-A

APPLICANT—Alphonse J. Calvanico for Harvey Harnick, owner.

SUBJECT—Application June 20, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—37 Jansen Street, northeast corner of Harold Avenue, Block 5400, Lot 44, Annadale, Borough of Staten Island.

446-78-A

APPLICANT—Stanley H. Klein for Highland Avenue Baptist Church, owner.

SUBJECT—Application June 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of frame building located within the fire district as a school.

PREMISES AFFECTED—161-01 Hillside Avenue, north side, 176.13 feet west of 162nd Street, Block 9769, Lot 72, Jamaica, Borough of Queens.

499-78-A

APPLICANT—McGee and Morsellino for Murray Pomeranz, owner, Amoco Oil Company, lessee.

SUBJECT—Application June 29, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to self service automotive station. [Section C19-73.0-b-2 of the Fire Prevention Code].

PREMISES AFFECTED—9/13 Georgia Avenue, southwest corner of Jamaica Avenue, Block 4604, Lot 1, Borough of Brooklyn.

49-78-A

APPLICANT—Jacob Leff for Michael Zaffarano, owner, TEL-A-GAY, Incorporated, lessee.

SUBJECT—Application February 1, 1978—appeal from a decision of the Fire Commissioner re- Removal of mattresses and beds from cubicles and all bamboo decorations.

PREMISES AFFECTED—218 West 49th Street and 1607 Broadway, southwest corner, Block 1020, Lots 43 and 20, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, OCTOBER 10, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 26, 1978 were approved as printed in the Bulletin of October 5, 1978, Volume 63, Number 40.

99-52-BZ—Vol. II

APPLICANT—Arthur Levine for Sidney Esikoff and Leon Shankman, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 12, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a local retail use district, portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, auto showroom and office; and for the open sale and display of used cars; and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—83-10 Astoria Boulevard, south side, from 83rd to 84th Streets; 24-09 to 24-19 83rd Street and 24-02 to 24-08 84th Street, Block 1095, Lot 16, Jackson Heights, Borough of Queens. Community Board #3Q.

APPEARANCES—
For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened, term of variance extended and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #3Q recommended conditional approval of the application, received October 4, 1978; and

WHEREAS, this application was granted by the Board on May 12, 1953, on Certain Conditions; and

WHEREAS, the application requested an amendment of the resolution; and

WHEREAS, a public hearing was held on this application on October 10, 1978, after due notice by Publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 12, 1953 as amended through December 10, 1968 by adding thereto:

"that this variance shall continue for a term of ten years from the date of this amended resolution; and that this gasoline service station shall substantially conform to revised drawing of existing and proposed conditions marked 'Received June 12, 1978—one sheet *on condition* that the applicant shall submit to the Board for approval plans showing the landscaping prior to the issuances of a C. of O. or within three months from the date of this amended resolution; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 453-78)

678-56-BZ

APPLICANT—Donald D. Fisher for Four Guds Realty Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired July 9, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use B area district, the construction of a one story building of Class 3 construction to be occupied as a retail store and occupying more than the permitted area.

PREMISES AFFECTED—408 East 11th Street, south side, 144 feet east of 1st Avenue, Block 438, Lot 12, Borough of Manhattan. Community Board #3M.

APPEARANCES—
For Applicant: Donald D. Fisher.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #3M was notified by the applicant on July 7, 1978, and no response received; and

WHEREAS, this application was granted by the Board on July 9, 1957, on Certain Conditions; and

WHEREAS, a public hearing was held on this application on October 10, 1978, after due notice by Publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on July 9, 1957 as amended through January 23, 1968 only as to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit . . . ; *on condition that* signs be non-illuminated; that the existing light over the signs be removed; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 81-56)

1025-61-BZ

APPLICANT—Samuel Garnett for Sindel Holding Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and for extension of term of variance which expires November 14, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a business use district, the maintenance of a lumber yard and cabinet shop in an existing two story building.

PREMISES AFFECTED—2360-2364 Amsterdam Avenue, 501 West 177th Street, northwest corner, Block 2132, Lot 44, Borough of Manhattan. Community Board #12M.

APPEARANCES—
For Applicant: Donald D. Fisher.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commossioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #12M was notified by the applicant on July 19, 1978, and no response received; and

WHEREAS, this application was granted by the Board on November 14, 1961, on certain conditions; and

WHEREAS, a public hearing was held on this application on October 10, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on November 14, 1961 as amended through December 17, 1963 only as to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; *on condition that* the facade of the building shall be cleaned, and that the signs shall comply with the C1 district regulations; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 862-61)

301-70-BZ

APPLICANT—Leonard B. Goldman for Cibro Petroleum/ Brooklyn, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 4, 1977—decision of the Borough Superintendent, previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M3-1 district, the installation of gasoline storage tanks that encroaches on the minimum distance to a zoning boundary.

PREMISES AFFECTED—527-537 Smith Street, east side, 190 feet south of West Ninth Street, Block 480, Lot 1, Borough of Brooklyn.

APPEARANCES—
For Applicant: Leonard B. Goldman.

ACTION OF BOARD—Rules of Procedure waived, application reopened and time extended to obtain a Certificate of Completion.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 9, 1971, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a Certificate of Completion.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on February 9, 1971 as amended through May 4, 1976 only as to the time to obtain a Certificate of Completion so that as amended this portion of the resolution shall read:

"that a Certificate of Completion shall be obtained within six months from the date of this amended resolution." (Department of Ports and Terminals No. 700054)

407-71-BZ—Vol. II

APPLICANT—Sheldon Lobel for T. D. Parking, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance and for amendment which expired July 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the construction and maintenance of an off-site accessory parking lot for an existing catering establishment.

PREMISES AFFECTED—1651 Hancock Street, west side, 260.13 feet south of Cypress Avenue and 1658-1662 Jefferson Avenue, Block 3548, Lots 40, 43, 45, and 79, Ridgewood, Borough of Queens. Community Board #5Q.

APPEARANCES—
For Applicant: Sheldon Lobel.

ACTION OF BOARD—Application reopened, term of variance extended and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #5Q recommended conditional approval of the application, received September 25, 1978; and

WHEREAS, this application was granted by the Board on July 17, 1973, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, a public hearing was held on this application on October 16, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 17, 1973 by adding thereto:

"that this variance shall continue for a term of five years from the date of this amended resolution; that the parking lot shall be used as accessory parking for the adjoining catering establishment located at the southeast corner of Jefferson Avenue and Cypress Avenue and for day time transient parking only when the accessory parking lot is not being used by the catering establishment; *on condition* that the gates are to remain and the lot be secured at night when the catering facilities are closed, there would be no weekly and/or monthly parking contracts, that no reserved spaces be available for daily, weekly or monthly parking, that three (3) trees be planted on Jefferson Avenue and two (2) be placed on Hancock Street, and that all signs shall comply with the C1 district regulations; that other than as herein amended the resolution above cited shall be complied within all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 535-71)

105-77-BZ

APPLICANT—McGee and Morsellino for Salvatore Margaglione, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired June 21, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 73-03(g) of the Zoning Resolution, permitting in a C2-2 and R3-2 district, the expansion of an existing restaurant, catering and cabaret establishment into the second and third floors and the enlargement in area of the accessory parking facility into the residence district.

PREMISES AFFECTED—150-24 Northern Boulevard, southwest corner of 150th Place, Block 5032, Lots 16, 24 and 28, Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 21, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on June 21, 1977 as amended through April 25, 1978 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 1169-76).

106-77-A

APPLICANT—McGee and Morsellino for Salvatore Margaglione, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired June 21, 1978; and for amendment—Appeal from a decision of the Borough Superintendent re- proposed commercial use on the second floor and attic level of a class 4 frame building; previously granted on condition.

PREMISES AFFECTED—150-24 Northern Boulevard, southwest corner of 150th Place, Block 5032, Lots 16, 24 and 28, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work, and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 21, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on June 21, 1977 by adding thereto:

"that the approved smoke detection system may be changed and shall comply with the revised drawings of proposed conditions, marked 'Received August 21, 1978,' six sheets; that in lieu of smoke detectors located in the dining halls, public lobbies, offices, coatrooms, toilets, and lounges, a rate of rise, fixed temperature detectors with spacing not to exceed 400 square feet shall be installed; that the storage areas shall be equipped with approved ionization smoke detector devices with spacing not to exceed 600 square feet per device, and in lieu of smoke detectors located in the kitchen and boiler room a fixed temperature (135°F) thermal detectors with spacing not to exceed 350 square feet per device shall be used; and that substantial construction shall be completed within one year from the date of this amended resolution; on condition that all detection devices be connected to a automatic interior alarms that are audible throughout the premises; that other than as herein amended, the resolution above cited shall be complied with in all respects." (Alt. 1169-76)

64-60-A

APPLICANT—Gerald M. Daub for Albert Topper, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 6, 1978—Appeal from a decision of the Borough Superintendent re- change in use from beauty parlor to dental lab; previously granted on condition.

PREMISES AFFECTED—284 Third Avenue, west side, 25 feet north of East 22nd Street, Block 878, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Gerald M. Daub.

ACTION OF BOARD—Laid over to November 8, 1978, at 10 A.M., Special Order Calendar, for decision; additional information; hearing closed.

340-76-BZ

APPLICANT—William A. Hall for Y.M.C.A. of Greater New York, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired June 15, 1977—decision of the Borough Superintendent; previously granted to condition under Section 72-21 of the Zoning Resolution, permitting in a C6-2 district, on an existing nine story community facility building, the erection of a roof enclosure that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—213-217 West 23rd Street, north side, 118.9 feet west of 7th Avenue, Block 773, Lot 34, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to October 17, 1978, at 10 A.M., Special Order Calendar, for decision; applicant to be notified; hearing closed.

18-78-BZ

APPLICANT—Frank P. Farinella for A. G. S. Properties, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, in an existing four story building, the conversion of the basement level from doctors offices into business offices.

PREMISES AFFECTED—111 and 113 East 38th Street, north side, 160 feet west of Lexington Avenue, Block 894, Lots 10 and 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Frank P. Farinella.

ACTION OF BOARD—Laid over to October 31, 1978, at 10 A.M., Special Order Calendar, for hearing at the request of the applicant.

173-78-BZ

APPLICANT—Leonard F. Rothkrug for Pick Quick Foods, Incorporated, owner, U-Haul Company of Metro New York, Incorporated, lessee.

SUBJECT—Application March 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R5 district, the change in occupancy from supermarket with accessory parking storage rental and sale of trucks and trailers with accessory motor vehicle repairs, parking, storage and display in the open area.

PREMISES AFFECTED—6607/6611 15th Avenue, 6615/6645 New Utrecht Avenue, northeast corner and 1515/1521 67th Street, Block 5558, Lot 1, Borough of Brooklyn. Community Board #11BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: Pia DeCapraries.

MINUTES

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0
ACTION OF BOARD—Laid over to October 24, 1978, at 10 A.M., for decision; additional information; hearing closed.

214-78-BZ

APPLICANT—M. Martin Elkind for 96-01 Jamaica Realty Corporation, owner.
SUBJECT—Application April 3, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R3-1 district, the enlargement in area of an accessory parking area for an existing catering establishment into the residence district.
PREMISES AFFECTED—96-01 to 96-13 Jamaica Avenue, northeast corner of 96th Street, Block 8892, Lots 71, 79 and 80, Woodhaven, Borough of Queens. Community Board #9Q.
APPEARANCES—
For Applicant: M. Martin Elkind.
For Opposition: Congressman Arthur J. Katzman, Benjamin Michaelson and others.
ACTION OF BOARD—Laid over to November 8, 1978, at 10 A.M., for continued hearing; additional information to be submitted.

215-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, et al. for York-East 72nd Street Company, owner.
SUBJECT—Application April 3, 1978—decision of the Borough Superintendent, under Section 60(3) of the Multiple Dwelling Law of the State of New York, to permit in a C1-5 in R10, R10 and R8 district, within an existing 37 story mixed building, the addition to the uses to include transient parking for the unused and surplus tenants spaces.
PREMISES AFFECTED—1353-1367 York Avenue—421-435 East 72nd Street, northwest corner and 428-436 East 73rd Street, Block 1467, Lots 13, 14, 19, 21, 22, 23 and 25-32, Borough of Manhattan. Community Board #8M.
APPEARANCES—
For Applicant: Samuel H. Lindenbaum, Francis R. Angelino and Martin B. Swarzman.
For Opposition: None.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to October 24, 1978, at 10 A.M., for decision; hearing closed.

241-78-BZ

APPLICANT—McGee and Morsellino for Irving Greenfield, owner, Stylebuilt Accessories, Incorporated, lessee.
SUBJECT—Application April 10, 1978—decision of the Borough Superintendent, under Sections 11-412, 72-21 and 72-01(b) of the Zoning Resolution, to permit in an R6 district, the erection of a second floor enlargement to an existing manufacturing establishment for accessory storage use.
PREMISES AFFECTED—40-09 99th Street and 99-02 Roosevelt Avenue, southeast corner, Block 1608, Lots 1, 8 and 14, Corona, Borough of Queens. Community Board #4Q.
APPEARANCES—
For Applicant: Joseph P. Morsellino.
ACTION OF BOARD—Laid over to October 24, 1978, at 10 A.M., for hearing at the request of the applicant.

277-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin et al for Bowery Savings Bank, St. James Place, Incorporated, Iandor Realty Corporation, owner.
SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a R4 district, the construction and maintenance of an off-site accessory parking facility for a bank.
PREMISES AFFECTED—2228 Hendrickson Street, west side, 210 feet south of Avenue U, Block 8558, Lots 55, 57 and 59, Borough of Brooklyn. Community Board #18BK.
APPEARANCES—
For Applicant: Samuel H. Lindenbaum, Frances A. Angelino and Albert J. Marohn.
For Opposition: Ralph Opal, Opal L. Wentzell and Elinore Mondell.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6
Negative: 0
ACTION OF BOARD—Laid over to October 24, 1978, at 10 A.M., for decision; additional information; hearing closed.

295-78-BZ

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.
SUBJECT—Application April 20, 1978—decision of the Borough Superintendent, under Sections 72-21 and 72-01(b) of the Zoning Resolution, to permit in a R4 district, on a plot with less than the required lot area, the erection of a two family dwelling that encroaches on the required front and side yards.
PREMISES AFFECTED—63-14 54th Avenue, south side, 112.38 feet east of 63rd Street, Block 2366, Lot 93, Maspeth, Borough of Queens. Community Board #5Q.
APPEARANCES—
For Applicant: Joseph P. Morsellino.
For Opposition: None.
RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on September 26, 1978, after due notice by publication in the Bulletin; laid over to October 10, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated April 31, 1978, acting on N.B. Applic. #43/1978, reads:

"1. The proposed lot area of less than 3800 square feet and lot width of less than 40'-0, are contrary to Section 23-32 Z.R.

2. The proposed front yard of less than 18'-0 in an R-4 zone, is contrary to Section 23-45 Z.R.

3. The proposed side yards of less than 5'-0, and total width of less than 13'-0, are contrary to Section 23-461 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioners Philip P. Agusta, R.A. and John B. Cincotta; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a plot with less than the required lot area, the erection of a two-family dwelling that encroaches on the required front and side yards *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 20, 1978", 7 sheets, and "June 7, 1978", one sheet; and *on further condition* that a non-battery type approved smoke detector be installed in each apartment; that a restrictive covenant limiting the occupancy to a two-family dwelling be filed with the Department of Buildings; that the Certificate of Occupancy shall indicate the libre, page and date of recording of said covenant; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

296-78-BZ

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.

SUBJECT—Application April 20, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a three story, three family dwelling that encroaches on the required front, side and rear yards and penetrates the sky exposure plane.

PREMISES AFFECTED—63-18 54th Avenue, south side, 147.68 feet east of 63rd Street, Block 2366, Lot 95, Maspeth, Borough of Queens. Community Board #5Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Charman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 26, 1978, after due notice by publication in the Bulletin; laid over to October 10, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated April 3, 1978, acting on N.B. Applic. #42/1978, reads:

"1. Proposed front yard of less than 18'-0 in an R-4 zone, is contrary to Section 23-45 Z.R.

2. The proposed sideyards, of less than 8'-0 are contrary to Section 23-462 Z.R.

3. The proposed rear yard, of less than 30'-0, is contrary to Section 23-47 Z.R.

4. Penetration of front wall into the sky exposure plane, is contrary to Section 23-631 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, consisting of Commissioner Philip P. Agusta, R.A. and John B. Cincotta; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a three-story, three-family dwelling that encroaches on the required front, side and rear yards, and penetrates the sky exposure plane *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 20, 1978", 6 sheets, and "June 7, 1978", one sheet; *on further condition* that an approved non battery type smoke detection device be installed in each apartment; that there shall be no living or sleeping in the cellar; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

385-78-A

APPLICANT—McGee and Morsellino for Vincent Casturani, owner, HRF Construction Company, Incorporated, Contract-Vendee.

SUBJECT—Application May 25, 1978—appeal from a decision of the Borough Superintendent re- rear yard and side yard dimensions.

PREMISES AFFECTED—63-18 54th Avenue, south side, 147.68 feet east of 63rd Street, Block 2366, Lot 95, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 5, 1978, on N.B. Applic. #42/78, reads:

"1. The proposed rear yard of less than 30'-0 is contrary to Sec. 26, Paragraph 5 M.D.L.

2. The proposed side yards of 4'-0 are contrary to Sec. 26, Paragraph 6 M.D.L."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 5, 1978, acting on N.B. Applic. #42/78, Objection Nos. 1 and 2, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 296-78-BZ; and that all laws, rules and regulations shall be complied with.

MINUTES

330-78-BZ

APPLICANT—Abraham Grossman for 14th Road Realty Corporation, owner.

SUBJECT—Application May 4, 1978—decision of the Borough Superintendent, under Section 73-50 of the Zoning Resolution, to permit in an M1-1 district, the enlargement in area of an existing food processing establishment (bakery) that encroaches on the required front yard along a district boundary.

PREMISES AFFECTED—115-05 15th Avenue, north side, 250 feet east of 114th Street, 115-10 14th Road, Block 4067, Lots 15, 22, College Point, Borough of Queens. Community Board #7Q.

APPEARANCES—
For Applicant: Abraham Grossman.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—No objection.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 26, 1978, after due notice by publication in the Bulletin; laid over to October 10, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated April 5, 1978, acting on Alt. Applic. #128/1978, reads:

"6. Proposed enlargement of factory building into a required front yard is contrary to Section 43-304 of the Zoning Resolution. Subject premises is located in an M1-1 Zone adjacent to an R4 Zone, with the district boundary in the middle of 14th Road, which is 50' wide."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, consisting of Commissioners Philip P. Agusta, R.A. and John B. Cincotta; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-50 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Section 73-50 of the Zoning Resolution, to permit in an M1-1 district, the enlargement in area of an existing food processing establishment (bakery) that encroaches on the required front yard along a district boundary *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received May 4, 1978", 7 sheets; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned: 11:59 A.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 10, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

249-78-A

APPLICANT—Arthur Guttman for Fran Ed Equities, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use on the 4th and 5th stories from permanently vacant to joint living work quarters for artists.

PREMISES AFFECTED—59-63 Allen Street, west side, 75.1 feet south of Grand Street, 88 Eldridge Street, Block 307, Lot 24, Borough of Manhattan.

APPEARANCES—
For Applicant: Arthur Guttman.

ACTION OF BOARD—Laid over to November 8, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

317-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbach, owner.

SUBJECT—Application May 4, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water. (Local Law #7.)

PREMISES AFFECTED—718 Craig Avenue, West side, 660.00 feet North of Hylan Boulevard, Block 7941, Lot 25, Tottenville, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

ACTION OF BOARD—Laid over to October 24, 1978, at 2 P.M., for decision, hearing closed.

318-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbech, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water. (Local Law #7.)

PREMISES AFFECTED—726 Craig Avenue, West side, 550.00 feet North of Hylan Boulevard, Block 7941, Lot 30, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 24, 1978, at 2 P.M., for decision, hearing closed.

319-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbech, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water. (Local Law #7.)

PREMISES AFFECTED—730 Craig Avenue, West side, 500.00 feet North of Hylan Boulevard, Block 7941, Lot 32, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 24, 1978, at 2 P.M., for decision, hearing closed.

MINUTES

320-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbech, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water. (Local Law #7.)

PREMISES AFFECTED—744 Craig Avenue, West side, 384.00 feet North of Hylan Boulevard, Block 7941, Lot 38, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 24, 1978, at 2 P.M., for decision, hearing closed.

321-78-A

APPLICANT—Alphonse J. Calvanico for Eugene Fernbech, owner.

SUBJECT—Application May 4, 1978—appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water. (Local Law #7.)

PREMISES AFFECTED—750 Craig Avenue, West Side, 320.00 feet North of Hylan Boulevard, Block 7941, Lot 41, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 24, 1978, at 2 P.M., for decision, hearing closed.

322-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water. (Local Law #7.)

PREMISES AFFECTED—119 Satterlee Street, East side, 660.12 feet North of Hylan Boulevard, Block 7941, Lot 87, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 24, 1978, at 2 P.M., for decision, hearing closed.

323-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water. (Local Law #7.)

PREMISES AFFECTED—132 Satterlee Street, East side, 490.97 feet North of Hylan Boulevard, Block 7941, Lot 81, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 24, 1978, at 2 P.M., for decision, hearing closed.

324-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—141 Satterlee Street, East side, 424.96 feet North of Hylan Boulevard, Block 7941, Lot 78, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 24, 1978, at 2 P.M., for decision, hearing closed.

325-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—149 Satterlee Street, East side, 358.95 feet North Hylan Boulevard, Block 7941, Lot 74, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 24, 1978, at 2 P.M., for decision, hearing closed.

326-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—155 Satterlee Street, East side, 292.94 feet North of Hylan Boulevard, Block 7941, Lot 71, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 24, 1978, at 2 P.M., for decision, hearing closed.

328-78-A

APPLICANT—Alphonse J. Calvanico for Sally Midgett, owner.

SUBJECT—Application May 4, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water. (Local Law #7.)

PREMISES AFFECTED—161 Satterlee Street, east side, 226.92 feet south of Hylan Boulevard, Block 7941, Lot 45, Tottenville, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

MINUTES

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0
ACTION OF BOARD—Laid over to October 24, 1978, at 2 P.M., for decision, hearing closed.

362-78-A

APPLICANT — Alphonse J. Calvanico, P.E. for John Anthony, owner.
SUBJECT—Application May 16, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water. (Local Law #7.)
PREMISES AFFECTED—125 Satterlee Street, east side, 598.24 feet north of Hylan Boulevard, Block 7941, Lot 84, Tottenville, Borough of Staten Island.
APPEARANCES—
For Applicant: David C. Winters.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0
ACTION OF BOARD—Laid over to October 24, 1978, at 2 P.M., for decision, hearing closed.

363-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Adolph Luwisch, owner.
SUBJECT—Application May 16, 1978 — proposed use of drywells for the disposal of storm water. (Local Law #7.)
PREMISES AFFECTED—Shirley Ave. 389, north side, 167.01 ft. east of Barclay Ave. Block 6370, Lot 67, Annadale, Borough of Staten Island.
APPEARANCES—
For Applicant: David C. Winters.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0
ACTION OF BOARD—Laid over to October 24, 1978, at 2 P.M., for decision, hearing closed.

Adjourned: 2:10 P.M.

ALAN D. GERSHUNY, *Executive Director*

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
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OF THE CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York, N. Y. 10013.
TELEPHONE—566-5174.

ORDER TO SHOW CAUSE AND PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On October 13, 1978, an Order to Show Cause and Petition was served on the Board by Leonard F. Rothkrug attorney for the petitioner Schatz Bros. Marine Center, Incorporated, seeking a review of an Appeal brought to the Board of Estimate hy the President of the Sunset Strip Cabana, Inc. which had reversed the Board of Standards and Appeals grant of the application on July 18, 1978, based on a decision of the Borough Superintendent, under Section 73-25 of the Zoning Resolution, to permit in a C3 district, the enlargement in arca and the change in use of an existing boat sales establishment into a boatel. Calendar Number 245-78-BZ, premises affected 2725 Knapp Street, east side, 100 feet south of Voorhics Avenue, Block 8839, Lots 11, 14 and 53, Borough of Brooklyn.

ORDER TO SHOW CAUSE AND PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On October 19, 1978, an Order to Show Cause and Petition was served on the Board by McGee and Morsellino attorneys for the Petitioner Joseph P. Barone seeking a review of the Board's denial of the application on September 26, 1978 based on a decision from the Court—to reopen in accordance with the order of the Court for further hearing consistent with the Court's decision dated November 17, 1977—for revocation of Certificate of Occupancy Q57526; previously granted on condition. Calendar Number 14-77-A, premises affected 188-16 Northern Boulevard, northwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

CONTENTS

ORDER TO SHOW CAUSE AND PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, October 17, 1978, Affecting Calendar Numbers—

50-75-A	53-75-A	238-77-BZ	220-78-A
50-75-A	53-75-A	282-77-BZ	221-78-BZ
51-75-A	53-75-A	700-68-BZ	222-78-A
51-75-A	53-75-A	406-76-BZ	235-78-BZ
51-75-A	821-77-A	967-77-BZ	285-78-BZ
51-75-A	889-55-BZ—	223-78-A	286-78-BZ
52-75-A	Vol. II	492-78-A	332-78-BZ
52-75-A	606-56-BZ	205-78-BZ	348-78-BZ
52-75-A	527-65-BZ	217-78-BZ	353-78-BZ
52-75-A	340-76-BZ	218-78-A	8-78-BZ
52-75-A	768-76-BZ	219-78-BZ	224-78-BZ
52-75-A			

Minutes of Regular Meeting, Tuesday Afternoon, October 17, 1978, Affecting Calendar Numbers—

224-31-SA	710-78-SM	933-78-A	564-78-A
544-46-SA	46-50-SM—	934-77-A	565-78-A
206-48-SM	Vol. II	274-78-A	566-78-A
597-70-SA	110-50-SM	275-78-A	567-78-A
254-72-SM	715-50-SM	276-78-A	568-79-A
649-72-SM	782-64-SM	361-78-A	569-78-A
142-74-SM	499-71-SM	364-78-A	570-78-A
143-74-SM	932-77-A	365-78-A	89-27-SR
160-74-SM			

Correction Affecting Calendar Number—
238-77-BZ

CALENDAR

DOCKET

New Cases Filed up to October 17, 1978

Cal. No. *Dept.* *Premises Affected*

892-78-SM—"2001" series, including all modules to Simplex "Life Alarm Systems". Manufactured by Simplex Time Recorder Company. Material.

893-78-SM—"Emeraldware Bathing Modules", Model Nos. 6072, 6034, 3273, 3673, 4873, 4873-S, 6073, 6014, 6015 and 6078. Manufactured by Facetglas, Inc. Material.

894-78-SA—"Ultraflo" Model Nos. K, KD, L and S, (push button one line plumbing system). Manufactured by Ultraflo Corporation. Appliance.

895-78-A—F.D.—1620/1628 Neptune Avenue, southeast corner of West 7th Street, Block 7021, Lot 1, Borough of Brooklyn, Fire Department letter #E539210, re- self service gasoline station.

896-78-A—F.D.—951 Bay Street, north east corner of William Street, Block 2822, Lot 1, St. George, Borough of Staten Island, Fire Department letter #E303167. re- self service gasoline station.

897-78-A—F.D.—285 East 233rd Street, northwest corner of Katonah Avenue, Block 3374, Lot 42, Borough of The Bronx. Fire Department letter #E540175. re- self service gasoline station.

898-78-A—F.D.—801 Bedford Avenue, southeast corner of Park Avenue, Block 1734, Lot 70, Borough of Brooklyn. Fire Department letter #E533215. re- self service gasoline station.

899-78-BZ—B.B.—460 Kent Avenue, northwest corner of Division Avenue, Block 2134, Lot 1, Borough of Brooklyn, Alt. #821/78. re- school UG-3 in a manufacturing dist. M3-1, Cont. to 42-00 Z.R.

900-78-BZ—B.B.—237/239 Smith Street, east side, 20 feet north of Douglas Street, Block 409, Lot 2 and 3, Borough of Brooklyn, Community Board #6BK., N.B. #173/78. re- Proposed storage of two commercial trucks UG-16 within a C2-3 in R6 dist. Cont. to Sec. 32-15 of the amended zoning resolution.

901-78-BCR—Modification of Reference Standard RS 18-1 (USA Standard Safety Code for Elevators, Dumbwaiters, Escalators and Moving Walks) of the Building Code of the City of New York.

902-78-SM—ThermaCuzzi—Model No. C 3260, manufactured by Riviera Spa Corporation, (bath tub with hydrojet plumbing). Material.

903-78-BZ—B.Q.—82-12 151st Avenue, southwest corner of 84th Street, Block 11429, Lot 1 (formerly 1 and 33), Howard Beach, Borough of Queens, Community Board #100. Alt. #9/77, re- proposed enclosed skating rink UG-12, in a C1-2 zone, Cont. to Sec. 32-21 Z.R.

904-78-A—B.S.I.—4465 Arthur Kill Road north side, 583 feet east of Kreischer Street, Block 7590, Lot 64, Tottenville, Borough of Staten Island, N.B. #1172/78. re- Sec. 36, building not fronting on a legal street, General City Law; Storm water disposal, Local Law #7.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.– Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

NOVEMBER 14, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 14, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

554-51-BZ

APPLICANT—Vito J. Tricarico for Stevbar Realty Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired July 10, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7h and 21 of the Zoning Resolution, permitting in the local retail use, C area district portion of plot, the maintenance of existing building by the conversion of loading areas to store areas constituting an extension of use into residence use district and makes the coverage more than is permitted; and to permit the parking of automobiles in the residence use portion of plot for patrons and employees—no fee to be charged.

PREMISES AFFECTED—138-18 to 138-38 Northern Boulevard, south side, 150.38 feet east of Union Street, Block 5010, Lot 28, Flushing, Borough of Queens. Community Board #7Q.

281-74-BZ

APPLICANT—Francis R. Dickhut for Fais J. Gatas, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, on a plot with five residential buildings the subdivision into individual plots that increases the degree of non-compliance within the side yards.

PREMISES AFFECTED—31 Marscher Place, north side, 119.65 feet west of Van Wyck Avenue, Block 6665, Lot 42, Princes Bay, Borough of Staten Island. Community Board #3S.I.

282-74-BZ

APPLICANT—Francis R. Dickhut for Donald Leszcynski, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of Borough Superintendent, permitting in an R3-2 district, on a plot with five residential buildings the subdivision into individual plots that increases the degree of non-compliance within the side yards.

PREMISES AFFECTED—29 Marscher Place, north side, 144.62 feet west of Van Wyck Avenue, Block 6665, Lot 43, Princes Bay, Borough of Staten Island. Community Board #3S.I.

578-56-BZ

APPLICANT—Charles M. Spindler Associates for Leemilts Petroleum, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 18, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking and storage lot for more than 5 motor vehicles of the passenger car type.

CALENDAR

PREMISES AFFECTED—1363 Taylor Avenue and 1815 McGraw Avenue, northwest corner, Block 3881, Lot 1, Borough of The Bronx. Community Board #9BX.

683-76-A

APPLICANT—Leonard F. Rothkrug for Franco Ferazzoli, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—filed pursuant to Section 35 of the General City Law re- proposed building in bed of mapped street; previously granted on condition.

PREMISES AFFECTED—49-26 Browvale Lane, west side, 250 feet south of Kaskell Road, Block 8230, Lots 76 and 80, Little Neck, Borough of Queens.

757-70-A

APPLICANT—Larry Meltzer for Burns Bros. Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- transportation of fuel oil in trailer tank trucks through city streets not in conformity with the requirements of the Administrative Code of New York; previously granted on condition.

390-61-BZ

APPLICANT—Alfonso Duarte for J. B. J. Parking Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expires July 18, 1981—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a business use district, the erection of a four story and cellar structure for use as an open type parking garage ofr not more than 149 cars to replace the existing parking lot.

PREMISES AFFECTED—148-150 East 33rd Street, south side, 151.3 feet east of Lexington Avenue, Block 888, Lot 51, Borough of Manhattan. Community Board #6M.

585-74-BZ

APPLICANT—David Ellis for David Ellis and Abraham Ellis, owners.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired April 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-1 district, the conversion of a sixteen story commercial building into a mixed building that creates non-compliance in lot area per room, encroachment on the rear yard and minimum distance between windows and lot lines.

PREMISES AFFECTED—31 Union Square West and 19-23 East 16th Street, northeast corner, Block 844, Lots 13 and 17, Borough of Manhattan.

342-47-BZ

APPLICANT—Jobino S. Cora, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 11, 1978 —decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7i and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office.

PREMISES AFFECTED—1085 Intervale Avenue, 864 East 167th Street, southwest corner and 1088 Hall Place, Block 2700, Lot 39, Borough of The Bronx. Community Board #2BX.

ZONING CASES

412-78-BZ

APPLICANT—Leonard F. Rothkrug for The 433 Corporation, owner, Cyrano Realty Corporation, owner under contract.

SUBJECT—Application June 8, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, the enlargement in floor area and the conversion of an existing seven story building from a warehouse into a multiple dwelling.

PREMISES AFFECTED—160/168 Bank Street and 433/441 West Street, southeast corner, Block 638, Lot 4, Borough of Manhattan. Community Board #2M.

413-78-A

APPLICANT—Leonard F. Rothkrug for The 433 Corporation, owner, Cyrano Realty Corporation, owner under contract.

SUBJECT—Application June 8, 1978—appeal from a decision of the Borough Superintendent re- proposed enlargement, under Art. 7-B MDL, consisting of an additional story and an increase in floor area and living rooms ventilations on yards less than twenty (20′) feet in depth are contrary.

PREMISES AFFECTED—160/168 Bank Street and 433/441 West Street, southeast corner, Block 638, Lot 4, Borough of Manhattan.

482-78-BZ

APPLICANT—Dominick Gagliano, owner.

SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a plot with less than the required lot area, the erection of a two story, two family dwelling that has less than the required open space and accessory parking exceeds the aggregate width of the street wall and encroaches on the required rear yard.

PREMISES AFFECTED—2420 East 16th Street, west side, 150 feet south of Avenue 'X', Block 7417, Lot 15, Borough of Brooklyn. Community Board #15BK.

483-78-BZ

APPLICANT—Dominick Gagliano, owner.

SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a plot with less than the required lot area, the erection of a two story, two family dwelling that has less than the required open space and accessory parking exceeds the aggregate width of the street wall and encroaches on the required rear yard.

PREMISES AFFECTED—2426 East 16th Street, west side, 195 feet south of Avenue 'X', Block 7417, Lot 17, Borough of Brooklyn. Community Board #15BK.

484-78-BZ

APPLICANT—Dominick Gagliano, owner.

SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a two story, two family dwelling that exceeds the aggregate width of the street wall, has less than the required open space and accessory parking, and encroaches on the required rear yard.

PREMISES AFFECTED—2432 East 16th Street, west side,

SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning

CALENDAR

Resolution, to permit in an R4 district, the erection of a two story, two family dwelling that exceeds the aggregate 240 feet south of Avenue 'X', Block 7417, Lot 19, Borough of Brooklyn. Community Board #15BK.

485-78-BZ

APPLICANT—Dominick Gagliano, owner.
width of the street wall, has less than the required open space and accessory parking, and encroaches on the required rear yard.

PREMISES AFFECTED—2436 East 16th Street, west side, 285 feet south of Avenue 'X', Block 7417, Lot 21, Borough of Brooklyn. Community Board #15BK.

486-78-BZ

APPLICANT—Dominick Gagliano, owner.

SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a two story, two family dwelling that exceeds the aggregate width of the street wall, has less than the required open space and accessory parking, and encroaches on the required rear yard.

PREMISES AFFECTED—2440 East 16th Street, west side, 325 feet south of Avenue 'X', Block 7417, Lot 23, Borough of Brooklyn. Community Board #15BK.

487-78-BZ

APPLICANT—Dominick Gagliano, owner.

SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a two story, two family dwelling that exceeds the aggregate width of the street wall, has less than the required open space and accessory parking, and encroaches on the required rear yard.

PREMISES AFFECTED—2444 East 16th Street, west side, 280 feet north of Avenue "Y", Block 7417, Lot 27, Borough of Brooklyn. Community Board #15BK.

693-78-BZ

APPLICANT—Samuel J. Kisseloff for Carolyn Turner Associates, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in an M1-5 district, the enlargement in area and the conversion of an existing three story and cellar structure from a warehouse into a multiple dwelling.

PREMISES AFFECTED—154/160 11th Avenue, southeast corner of West 22nd Street, Block 693, Lot 64, Borough of Manhattan. Community Board #4M.

694-78-A

APPLICANT—Samuel J. Kisseloff for Carolyn Turner Associates, owner.

SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—154-160 11th Avenue, southeast corner of West 22nd Street, Block 693, Lot 64, Borough of Manhattan.

707-78-BZ

APPLICANT—Lama and Vassalotti for Bedestaeric Associated Incorporated, owner.

SUBJECT—Application August 25, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-3 district, at an existing three story building, the enlargement in area of the first floor store that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—1616 Avenue M, south side, 59.3 feet west of East 17th Street, Block 6745, Lot 7, Borough of Brooklyn. Community Board #15BK.

348-78-BZ

APPLICANT—Diffendale and Kubec for John Vincent Scalia, owner.

SUBJECT—Application May 11, 1978—decision of the Borough Superintendent, under Section 73-27 of the Zoning Resolution, to permit in a C1-1 district, the erection of a two story and cellar enlargement to an existing funeral establishment and dwelling with accessory parking previously before the Board.

PREMISES AFFECTED—28 Eltingville Boulevard, west side, 226.5 feet south of Wilson Avenue, Block 5505, Lot 42, Eltingville, Borough of Staten Island. Community Board #3S.I.

Laid over from October 17, 1978, for continued hearing.

285-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner, Steven Liebman, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—343-345 West 30th Street, north side, 236 feet east of Ninth Avenue, Block 754, Lots 16 and 17, Borough of Manhattan. Community Board #4M.

Laid over from October 17, 1978, for continued hearing.

286-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner, Steven Liebman, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion, of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—337-339 West 30th Street, north side, 321 feet east of Ninth Avenue, Block 754, Lots 19 and 20, Borough of Manhattan. Community Board #4M.

Laid over from October 17, 1978, for continued hearing.

208-78-BZ

APPLICANT—Albert Melniker for Frank Tambakis, Nicholas and Ann Tambakis, owners.

SUBJECT—Application March 30, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story for use as a funeral establishment with accessory parking in the open area.

PREMISES AFFECTED—2145 Richmond Avenue, east side, 11.74 feet south of Rockland Avenue, Block 2360, Lot 54, New Springville, Borough of Staten Island. Community Board #2S.I.

Laid over from October 24, 1978, for continued hearing.

209-78-A

APPLICANT—Albert Melniker for Frank Tambakis, Nicholas and Ann Tambakis, owners.

CALENDAR

SUBJECT—Application March 30, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7)

PREMISES AFFECTED—2145 Richmond Avenue, east side, 11.74 feet south of Rockland Avenue, Block 2360, Lot 54, New Springville, Borough of Staten Island.

Laid over from October 24, 1978, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 14, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 14, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

901-78-BCR

APPLICANT—Irwin Fruchtman, P. E., Commissioner, Department of Buildings, letter dated September 28, 1978 and received October 4, 1978.

SUBJECT—Modification of Reference Standard RS 18-1 (USA Standards Safety Code for Elevators, Dumbwaiters, Escalators and Moving Walks) of the Building Code of the City of New York.

676-76-SA

APPLICANT—Orbit Valve Company—gas valves.

893-78-SM

APPLICANT—Facetglas, Incorporated—bathtub and shower modules.

894-78-SA

APPLICANT—Ultraflow Corporation—plumbing system for hot and cold water blending.

902-78-SM

APPLICANT—Riviera Spa Corporation—bathtub with air agitation units.

915-78-SM

APPLICANT—Enquip, Incorporated—oil/water separators.

427-78-A

APPLICANT—Grushkin and Oddo for Richmond Venture Corporation, owner.

SUBJECT—Application June 13, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—299 Phipli Avenue, east side, 214.69 feet north of Allegro Street, Block 6461, Lot 8, Huguenot, Borough of Staten Island.

439-78-A

APPLICANT—Joseph B. Raia for George Marrell, owner.

SUBJECT—Application June 20, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—687 Seaver Avenue, north side, 90.00 feet of Quincy Avenue, Block 3831, Lot 31, Midland Beach, Borough of Staten Island.

440-78-A

APPLICANT—Joseph B. Raia for George Hopkins, owner.

SUBJECT—Application June 20, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—17 Wrenn Street, east side, 70.80 feet of Princewood Avenue, Block 6653, Lot 4, Eltingville, Borough of Staten Island.

444-78-A

APPLICANT—Alphonse J. Calvanico for Harvey Harnick, owner.

SUBJECT—Application June 20, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—37 Jansen Street, northeast corner of Harold Avenue, Block 5400, Lot 44, Annadale, Borough of Staten Island.

446-78-A

APPLICANT—Stanley H. Klein for Highland Avenue Baptist Church, owner.

SUBJECT—Application June 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of frame building located within the fire district as a school.

PREMISES AFFECTED—161-01 Hillside Avenue, north side, 176.13 feet west of 162nd Street, Block 9769, Lot 72, Jamaica, Borough of Queens.

499-78-A

APPLICANT—McGee and Morsellino for Murray Pomeranz, owner, Amoco Oil Company, lessee.

SUBJECT—Application June 29, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to self service automotive station. [Section C19-73.0-b-2 of the Fire Prevention Code].

PREMISES AFFECTED—9/13 Georgia Avenue, southwest corner of Jamaica Avenue, Block 4604, Lot 1, Borough of Brooklyn.

932-78-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

SUBJECT—Application October 23, 1978—for Modification of Certificate of Occupancy #23424 re- Sprinkler System.

PREMISES AFFECTED—1607 Broadway and 218 West 49th Street, southwest corner, Block 1020, Lot 43, Borough of Manhattan.

49-78-A

APPLICANT—Jacob Leff for Michael Zaffarano, owner, TEL-A-GAY, Incorporated, lessee.

SUBJECT—Application February 1, 1978—appeal from a decision of the Fire Commissioner re- Removal of mattresses and beds from cubicles and all bamboo decorations.

PREMISES AFFECTED—218 West 49th Street and 1607 Broadway, southwest corner, Block 1020, Lots 43 and 20, Borough of Manhattan.

CALENDAR

89-27-SR

Rules of Procedure of the Board of Standards and Appeals adopted February 15, 1927, amended December 2, 1930, April 14, 1931, June 13, 1933, April 30, 1935 and revised September 22, 1959, effective October 28, 1959, amended June 2, 1967, and further amended April 20, 1971, effective September 6, 1971 and amended September 28, 1976 and further revised on July 12, 1977, effective July 12, 1977 and further revised on March 14, 1978 effective April 12, 1978.

SUBJECT—Amendment to the Rules of Procedure.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 21, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 21, 1978,* at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

164-60-BZ

APPLICANT—Arthur Levine for Catherine Bartley, Mary Bartley, Virginia Bartley and Albina Bartley, owners.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired January 10, 1976—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a retail use district the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office sale of auto accessories, minor auto repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens. Community Board #5Q.

676-68-A

APPLICANT—M. Milton Glass for Lawrence Building, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 6, 1978—appeal from a decision of the Fire Commissioner re- elevator in readiness and competent man in attendance to operate; previously granted on condition.

PREMISES AFFECTED—225 to 229 West 35th Street, north side, 231 feet and 5 inches west of 7th Avenue, Block 785, Lot 25, Borough of Manhattan.

966-77-BZ

APPLICANT—Board of Higher Education—City University of New York, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 73-19 of the Zoning Resolution, permitting in a C4-4 and M1-1 district, the enlargement in area of an existing college facility that will extend into the M1 district.

PREMISES AFFECTED—500 Grand Concourse, southeast corner of East 149th Street, Block 2343, Lot 32, Borough of The Bronx. Community Board #1BX.

85-38-BZ—Vol. II

APPLICANT—Charles M. Spindler Associates for George L. Malin and Willian N. Weidman, owners.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 25, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7c, 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office and permitting the parking of motor vehicles waiting to be serviced and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—605-633 East New York Avenue and 483-493 Kingston Avenue, northeast corner, Block 1333, Lot 1, Borough of Brooklyn. Community Board #9BK.

375-33-BZ—Vol. II

APPLICANT—Kenneth H. Koons for 1733 Realty Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired June 23, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in the business use district portion of a lot located in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories, and office with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—3141-3151 Bailey Avenue and 126-130 West 233rd Street, southwest corner and 3166-3174 Albany Crescent, Block 3267, Lot 38, Borough of The Bronx. Community Board #8BX.

409-55-BZ

APPLICANT—Kenneth H. Koons for Walter Testa, owner.

SUBJECT—Application for consideration—request to waive Rules of Procedure and extension of term of variance which expired May 17, 1976—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the motor vehicle repair shop with hand tools only.

PREMISES AFFECTED—1601 Bussing Avenue, west side, 6.25 feet north of East 232nd Street, Block 4857, Lot 76, Borough of The Bronx. Community Board #12BX.

496-76-BZ

APPLICANT—Dominick Salvati and Son for Montrose Smoked Fish Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 15, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the change in use of an existing one story building from garage and auto repair shop into a food processing and fish preparation establishment.

PREMISES AFFECTED—73-81 Montrose Avenue, northwest corner of Leonard Street, Block 3050, Lot 23, Borough of Brooklyn.

ZONING CASES

246-78-BZ

APPLICANT—Leonard F. Rothkrug for Sephardic Community Youth Center, Incorporation, owner.

CALENDAR

SUBJECT—Application April 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R5 (OP) district, the erection of a three story building for use as a youth center that exceeds the permitted lot coverage encroaches on the required side and rear yards and penetrates the sky exposure plane.

PREMISES AFFECTED—1901 Ocean Parkway, southwest corner of Avenue S, Block 7088, Lots 1, 8, 9, 10, 11, and 12, Borough of Brooklyn. Community Board #15BK.

340-78-BZ

APPLICANT—Joseph B. Raia for Thomas J. Springstead, owner.

SUBJECT—Application May 9, 1978—decision of the Borough Superintendent, under Section 72-20 of the Zoning Resolution, to permit in an R1-2 (SRD) district, on a plot with less than the required lot area, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—12 Rankin Street, south side, 100 feet west of Preston Avenue, Block 5335, Lot 48, Great Kills, Borough of Staten Island, Community Board #3.S.I.

491-78-BZ

APPLICANT—Millard Bresin for Roclu Realty Corporation, owner, Amoco Oil Company, Long Term Lessee.

SUBJECT—Application June 28, 1978—decision of the Borough Superintendent, under Sections 11-412 and 73-211 of the Zoning Resolution, to permit in a C2-2 district, the reconstruction and rearrangement of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—4102/4114 Avenue U, southeast corner of Coleman Street, Block 8558, Lot 36, Borough of Brooklyn Community Board #18BK.

494-78-BZ

APPLICANT—Arthur Guttman for Christina and Anthony Vergatos, owners.

SUBJECT—Application June 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, in an existing three story mixed building, the erection of a one story enlargement to the first floor store that increases the degree of non-conformity.

PREMISES AFFECTED—305 West 30th Street, north side, 100 feet west of Eighth Avenue, Block 754, Lot 35, Borough of Manhattan. Community Board #4M.

967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amendment to a new building application that creates non-compliance in lot area per room.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

Laid over from October 17, 1978, for hearing.

223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street and Second Avenue, Block 1546, Lots 1 and 50, Borough of Manhattan.

Laid over from October 17, 1978, for hearing.

492-78-A

APPLICANT—Irving E. Minkin, P.E., Acting Commissioner of Department of Buildings.

OWNER OF PREMISES—H. J. Kalikow and Company, Incorporated.

SUBJECT—Application June 28, 1978—for Revocation of Certificate of Occupancy #78511.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1610 Second Avenue, northeast corner, Block 1546, Lots 1-5, 62, Borough of Manhattan.

Laid over from October 17, 1978, for hearing.

495-78-BZ

APPLICANT—Sidney L. Spanier, for Tzemet Associates, owner.

SUBJECT—Application June 29, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a M1-5 (LMM) district, in a building that exceeds the permitted area, the conversion from warehouse into loft dwellings that has less than the required yard depth and with windows that open on a deficient yard or court.

PREMISES AFFECTED—466-470 Washington Street, Southwest corner of Canal Street, Block 595, Lot 16, Borough of Manhattan. Community Board #1M.

Laid over from October 24, 1978, for hearing.

496-78-A

APPLICANT—Sidney L. Spanier for Tzemet Associates, owner.

SUBJECT—Application June 29, 1978—appeal from a decision of the Borough Superintendent re- proposed conversion to loft dwellings is contrary to Multiple Dwelling Law.

PREMISES AFFECTED—466/470 Washington Street, west side, 60 feet south of Canal Street, Block 595, Lot 16, Borough of Manhattan.

Laid over from October 24, 1973, for hearing.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 21, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 21, 1978,* at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

287-78-A

APPLICANT—Alphonse J. Calvanico for Henry Greenblat, owner.

SUBJECT—Application April 18, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—110 Ontario Avenue, west side, 70.00 feet north of Oswego Street, Block 669, Lot 64, Sunnyside, Borough of Staten Island.

CALENDAR

288-78-A

APPLICANT—Alphonse J. Calvanico for Henry Greenblat, owner.

SUBJECT—Application April 18, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells of storm water. (Local Law #7).

PREMISES AFFECTED—112 Ontario Avenue, west side, 40.00 feet north of Oswego Street, Block 669, Lot 65, Sunnyside, Borough of Staten Island.

467-78-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—226 Brighton Street, northwest corner of Hylan Boulevard, Block 7892, Lot 53, Tottenville, Borough of Staten Island.

468-78-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—221 Chelsea Street, northeast corner of Hylan Boulevard, Block 7892, Lot 57, Tottenville, Borough of Staten Island.

469-78-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—215 Chelsea Street, east side, 73.00 feet north of Hylan Boulevard, Block 7892, Lot 62, Tottenville, Borough of Staten Island.

470-78-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—209 Chelsea Street, east side, 137.00 feet north Hylan Boulevard, Block 7892, Lot 67, Tottenville, Borough of Staten Island.

471-78-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—203 Chelsea Street, east side, 200.80 feet north of Hylan Boulevard, Block 7892, Lot 71, Tottenville, Borough of Staten Island.

472-78-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—197 Chelsea Street, east side, 264.60 feet north of Hylan Boulevard, Block 7892, Lot 77, Tottenville, Borough of Staten Island.

473-78-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—191 Chelsea Street, east side, 328.40 feet north of Hylan Boulevard, Block 7892, Lot 82, Tottenville, Borough of Staten Island.

474-78-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—183 Chelsea Street, east side, 392.20 feet north of Hylan Boulevard, Block 7892, Lot 87, Tottenville, Borough of Staten Island.

475-78-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—177 Chelsea Street, east side, 355.20 feet south of Pittsville Avenue, Block 7892, Lot 92, Tottenville, Borough of Staten Island.

476-78-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—171 Chelsea Street, east side, 291.40 feet south of Pittsville Avenue, Block 7892, Lot 96, Tottenville, Borough of Staten Island.

477-78-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—165 Chelsea Street, east side, 227.60 feet south of Pittsville Avenue, Block 7892, Lot 99, Tottenville, Borough of Staten Island.

478-78-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—159 Chelsea Street, east side, 163.80 feet south of Pittsville Avenue, Block 7892, Lot 102, Tottenville, Borough of Staten Island.

CALENDAR

479-78-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—153 Chelsea Street, east side, 100.00 feet south of Pittsville Avenue, Block 7892, Lot 105, Tottenville, Borough of Staten Island.

725-78-A

APPLICANT—Joseph Marini for Borg Chemical Company, Incorporated, owner.

SUBJECT—Application September 1, 1978—appeal from a decision of the Fire Commissioner re- proposed drug supply warehouse contrary to Fire Prevention Code.

PREMISES AFFECTED—920 East 132nd Street, south side, opposite Locust Avenue, Block 2583, Lot 50, Borough of The Bronx.

726-78-A

APPLICANT—Joseph Marini for Borg Chemical Company, Incorporated, owner.

SUBJECT—Application September 1, 1978—appeal from a decision of the Borough Superintendent re- proposed alteration of existing structure to High Hazard Occupancy.

PREMISES AFFECTED—920 East 132nd Street, south side, opposite Locust Avenue, Block 2583, Lot 50, Borough of The Bronx.

838-78-A

APPLICANT—Alphonse J. Calvanico for R. N. R. Company, owner.

SUBJECT—Application September 20, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—348 Frank Street, south side, 244.44 feet west of Farragut Avenue, Block 1651, Lot 125, Mariners Harbor, Borough of Staten Island.

839-78-A

APPLICANT—Alphonse J. Calvanico for R. N. R. Company, owner.

SUBJECT—Application September 20, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—350 Frank Street, south side, 267.78 feet west of Farragut Avenue, Block 1651, Lot 124, Mariners Harbor, Borough of Staten Island.

840-78-A

APPLICANT—Alphonse J. Calvanico for R. N. R. Company, owner.

SUBJECT—Application September 20, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—374 Frank Street, south side, 358.86 feet east of South Avenue, Block 1651, Lot 117, Mariners Harbor, Borough of Staten Island.

841-78-A

APPLICANT—Alphonse J. Calvanico for R. N. R. Company, owner.

SUBJECT—Application September 20, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—376 Frank Street, south side, 335.53 feet east of South Avenue, Block 1651, Lot 116, Mariners Harbor, Borough of Staten Island.

842-78-A

APPLICANT—Alphonse J. Calvanico for R. N. R. Company, owner.

SUBJECT—Application September 20, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—414 Frank Street, south side, 18.89 feet east of South Avenue, Block 1651, Lot 101, Mariners Harbor, Borough of Staten Island.

843-78-A

APPLICANT—Alphonse J. Calvanico for R. N. R. Company, owner.

SUBJECT—Application September 20, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—416 Frank Street, southeast corner of South Avenue, Block 1615, Lot 100, Mariners Harbor, Borough of Staten Island.

844-78-A

APPLICANT—Alphonse J. Calvanico for R. N. R. Company, owner.

SUBJECT—Application September 20, 1978—Filed pursuant to Section 36, Article 3, of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—347 Ewing Street, north side, 611.97 feet east of South Avenue, Block 1651, Lot 156, Mariners Harbor, Borough of Staten Island.

845-78-A

APPLICANT—Alphonse J. Calvanico for R. N. R. Company, owner.

SUBJECT—Application September 20, 1978—Filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—349 Ewing Street, north side, 589.97 feet east of South Avenue, Block 1651, Lot 158, Mariners Harbor, Borough of Staten Island.

846-78-A

APPLICANT—Alphonse J. Calvanico for R. N. R. Company, owner.

SUBJECT—Application September 20, 1978—Filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—379 Ewing Street, north side, 347.97 feet east of South Avenue, Block 1651, Lot 171, Mariners Harbor, Borough of Staten Island.

847-78-A

APPLICANT—Alphonse J. Calvanico for R. N. R. Company, owner.

SUBJECT—Application September 20, 1978—Filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

CALENDAR

PREMISES AFFECTED—381 Ewing Street, north side, 325.97 feet east of South Avenue, Block 1651, Lot 172, Mariners Harbor, Borough of Staten Island.

848-78-A

APPLICANT—Alphonse J. Calvanico for R. N. R. Company, owner.

SUBJECT—Application September 20, 1978—Filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—415 Ewing Street, north side, 39.97 feet east of South Avenue, Block 1651, Lot 188, Mariners Harbor, Borough of Staten Island.

849-78-A

APPLICANT—Alphonse J. Calvanico for R. N. R. Company, owner.

SUBJECT—Application September 20, 1978—Filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—417 Ewing Street, northeast corner of South Avenue, Block 1651, Lot 1, Mariners Harbor, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, OCTOBER 17, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, October 4, 1978, were approved as printed in the Bulletin of October 17, 1978, Volume 63, Number 41.

50-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.

OWNER OF PREMISES—Roger and Jackson Storm.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—45-18 Bell Boulevard, northwest corner of 45th Road, Block 73-13, Lot 31, Bayside, Borough of Queens.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:

"that the resolution adopted on April 29, 1975 shall include drawings for the following location, Garage 63, 45-18 Bell Boulevard—drawings marked 'Received August 4, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

50-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.

OWNER OF PREMISES—M. Levine.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—130-23 150th Avenue, northeast corner of 130th Street, Block 11884, Lot 1, South Ozone Park, Borough of Queens.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:

"that the resolution adopted on April 29, 1975 shall include drawings for the following location, Garage 66 and 67, 130-23 150th Avenue—drawings marked 'Received August 3, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

51-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.

OWNER OF PREMISES—J. A. Melnick.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—129 51st Street, north side of 51st Street, Block 788, Lot 25, Borough of Brooklyn.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:

"that the resolution adopted on April 29, 1975 shall include drawings for the following location, Garage 33, 129 51st Street—drawings marked 'Received August 4, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

51-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.

OWNER OF PREMISES—Benora Realty Corporation.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—2012 Neptune Avenue, southeast corner, Block 7018, Lot 1, Borough of Brooklyn.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:

"that the resolution adopted on April 29, 1975 shall include drawings for the following location, Garage 35, 2012 Neptune Avenue—drawings marked 'Received August 4, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

51-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.

OWNER OF PREMISES—Vista Association.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—606 Milford Street, southwest corner of Cozine Avenue, Block 4561, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:

"that the resolution adopted on April 29, 1975 shall include drawings for the following location, Garage 44, 606 Milford Street—drawings marked 'Received August 4, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

51-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.

OWNER OF PREMISES—One Second Avenue Corporation.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—1-25 Second Avenue, east on Second Avenue, Block 979, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:

"that the resolution adopted on April 29, 1975 shall include drawings for the following location, Garage 38, 1-25 Second Avenue—drawings marked 'Received August 3, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

52-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—269 Delancey Street, east side of Columbia Street, Block 332, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:

"that the resolution adopted on April 29, 1975 shall include drawings for the following location: Garage 4, 269 Delancey Street—drawings marked 'Received August 4, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

52-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.

OWNER OF PREMISES—New York City Department of General Services.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—650 West 57th Street, east side of 12th Avenue, Block 1104, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:
"that the resolution adopted on April 29, 1975 shall include drawings for the following location: Garage 3, 650 West 57th Street—drawings marked 'Received August 4, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

52-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.
OWNER OF PREMISES—New York City Department of General Services.
SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.
PREMISES AFFECTED—297 West Street, north side of Canal Street, Block 595, Lot 87, Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:
"that the resolution adopted on April 29, 1975 shall include drawings for the following location: Garage 1, 297 West Street—drawings marked 'Received August 4, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

52-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.
OWNER OF PREMISES—New York City Department of General Services.
SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.
PREMISES AFFECTED—545 East 73rd Street, north side, Block 1485, Lots 36, 37, 38, 15, 16, 17 and 18, Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:
"that the resolution adopted on April 29, 1975 shall include drawings for the following locations: Garage 8, 545 East 73rd Street—drawings marked 'Received August 4, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

52-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.
OWNER OF PREMISES—New York City Department of General Services.
SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.
PREMISES AFFECTED—423 West 215th Street, east side of 10th Avenue, Block 2212, Lot 1, Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:
"that the resolution adopted on April 29, 1975 shall include drawings for the following location: Garage 9, 423 West 215th Street—drawings marked 'Received August 4, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

52-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.
OWNER OF PREMISES—Akri Corporation.
SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.

PREMISES AFFECTED—110 East 131st Street, east side of Park Avenue, Block 1779, Lot 1, Borough of Manhattan.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:
"that the resolution adopted on April 29, 1975 shall include drawings for the following location: Garage 10, 110 East 131st Street—drawings marked 'Received August 4, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

53-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.
OWNER OF PREMISES—George and Paul Hoffman.
SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.
PREMISES AFFECTED—650 Casanova Street, east side, 100 feet north of Randall Avenue, Borough of The Bronx.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:
"that the resolution adopted on April 29, 1975 shall include drawings for the following location: Garage 20, 650 Casanova Street—drawings marked 'Received August 3, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

53-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.
OWNER OF PREMISES—780 East 132nd Street Company.
SUBJECT—Application for consideration—reopening for amendment of the resolution—Appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.
PREMISES AFFECTED—720 East 132nd Street, east side of the Triboro Bridge, Block 2543, Lot 60, Borough of The Bronx.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:
"that the resolution adopted on April 29, 1975 shall include drawings for the following location: Garage 21, 720 East 132nd Street—drawings marked 'Received August 3, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

53-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.
OWNER OF PREMISES—New York City Department of General Services.
SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.
PREMISES AFFECTED—850 Zerega Avenue, northeast corner, Block 3702, Lot 1, Borough of The Bronx.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:
"that the resolution adopted on April 29, 1975 shall include drawings for the following location: Garage 24, 850 Zerega Avenue—drawings marked 'Received August 4, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 17, 1974)

53-75-A

APPLICANT—Norman Steisel, Commissioner of Sanitation.

MINUTES

OWNER OF PREMISES—New York City Department of General Services.
SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation of above ground diesel fuel storage tank; previously granted on condition.
PREMISES AFFECTED—1331 Cromwell Avenue, north side of West 169th Street, Block 2871, Lot 77, Borough of The Bronx.
APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on April 29, 1975, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1975 by adding thereto:
"that the resolution adopted on April 29, 1975 shall include drawings for the following location: Garage 25, 1331 Cromwell Avenue—drawings marked 'Received August 4, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Fire Dept. decision dated June 14, 1974)

821-77-A

APPLICANT—Agustus A. Beekman, Fire Commissioner.
OWNER OF PREMISES—New Lots Company.
SUBJECT—Application for consideration—to withdraw the application of November 4, 1977—for Modification of Certificate of Occupancy #206977 re- sprinkler system.
PREMISES AFFECTED—644 Pennsylvania Avenue, northwest corner of New Lots, Block 4298, Lot 7, Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application withdrawn at the request of the applicant.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

889-55-BZ—Vol. II

APPLICANT—Charles M. Spindler Associates for Sunmark and Sun Oil Company, long term lessee; Lead Bill Realty Corporation, owner.
SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage room, parking and storage of motor vehicles.
PREMISES AFFECTED—69-13 to 69-25 (69-15 official) 164th Street, east side, 110 feet (120.02 feet) south of 69th Avenue, Block 6931, Lot 38, Flushing, Borough of Queens. Community Board #8Q.
APPEARANCES—
For Applicant: B. J. Amato.
For Opposition: Harold Nass and James Kutulos.
ACTION OF BOARD—Application withdrawn at the request of the applicant.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

606-56-BZ

APPLICANT—Walter T. Gorman for Paul Weiss, owner.
SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the erection of a gasoline service station, lubritorium, auto laundry, non-automatic, minor auto repair shop with hand tools only, parking of motor vehicles awaiting services.
PREMISES AFFECTED—63-07 Broadway, northwest corner of 64th Street, entire block bounded by Broadway, 35th Avenue from 63rd to 64th Street, Block 1190, Lot 41, Jackson Heights, Borough of Queens. Community Board #2Q.
APPEARANCES—
For Applicant: Carl A. Sulfaro.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, Community Board #2Q was notified by the applicant on August 10, 1978, and no response was received; and
WHEREAS, this application was granted by the Board on January 22, 1957, on certain conditions; and
WHEREAS, the *applicant* requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 22, 1957 as amended through November 9, 1971 by adding thereto:
"that the gasoline pumps shall conform to revised drawing of proposed conditions marked 'Received August 10, 1978'—one sheet, *on condition* that the work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Misc. 288-78)

527-65-BZ

APPLICANT—M. Martin Elkind for North Union Realty Company, owner.
SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired October 13, 1975—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-2 district, the maintenance of an open automobile sales lot.
PREMISES AFFECTED—36-30 Union Street, west side, 126.03 feet north of 37th Avenue, Block 4977, Lots 60 and 61, Flushing, Borough of Queens. Community Board #7Q.
APPEARANCES—
For Applicant: M. Martin Elkind.

MINUTES

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #7Q was notified by the applicant on May 4, 1977, and no response received; and

WHEREAS, this application was granted by the Board on October 13, 1978, on certain conditions; and

WHEREAS, a public hearing was held on this application on October 17, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on October 13, 1965 as amended through June 1, 1971 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit...; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 662-65)

340-76-BZ

APPLICANT—William A. Hall for Y.M.C.A. of Greater New York, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired June 15, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-2 district, on an existing nine story community facility building, the erection of a roof enclosure that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—213-217 West 23rd Street, north side, 118.9 feet west of 7th Avenue, Block 773, Lot 34, Borough of Manhattan.

APPEARANCES—

For Applicant: S. Gasparik.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 15, 1976, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on June 15, 1976 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 1001-75)

768-76-BZ

APPLICANT—Paul Gugliotta for 335 West 38th Street Cooperative Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 5, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5 district, in an existing twelve story building, the conversion of the second through twelfth floors into joint living working quarters.

PREMISES AFFECTED—335 West 38th Street, north side, 300 feet east of Ninth Avenue, Block 762, Lots 14 and 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Gugliotta.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 5, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 5, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 590-76)

238-77-BZ

APPLICANT—Sheldon Lobel for Evyan Perfumes, Incorporated and Chemical Research and Manufacturers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 and C2-5 district, the extension and enlargement in floor area of an existing perfume manufacturing establishment that increases the degree of non-conformity and the degree of non-compliance in floor area ratio and rear yard encroachment.

PREMISES AFFECTED—351 East 34th Street, 599 First Avenue, northwest corner, 332-350 East 35th Street, Block 940, Lots 31, 38 and 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Joel M. Schwartz.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 94-77)

282-77-BZ

APPLICANT—Harold Herman for Solita N. Herman, as Trustee.

MINUTES

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-1 district, the erection of six additional stories upon a two story garage structure and the conversion into a multiple dwelling that creates noncompliance in floor area ratio, open space ratio, penetrates the sky exposure plane and accessory parking.

PREMISES AFFECTED—320-330 East 22nd Street, south side, 220 feet west of First Avenue, Block 927, Lot 38, Borough of Manhattan. Community Board #6M.

APPEARANCES—
For Applicant: Harold Herman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board on November 1, 1977, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 1, 1977 as amended through June 20, 1978 by adding thereto:
"that the height of the building may be increased by one foot to a maximum height of 87 feet provided there are no other changes, substantially as shown on revised drawings of proposed building marked 'Received September 7, 1978'—two sheets; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 222-77)

700-68-BZ

APPLICANT—Walter T. Gorman for Exxon Company, U. S. A., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in an R1-2 district, the reconstruction of an automotive service station with accessory uses; previously before the Board.

PREMISES AFFECTED—232-06 to 232-20 Northern Boulevard (45-02 23rd Street) southwest corner, Block 8165, Lot 25, Douglaston, Borough of Queens. Community Board #11Q.

APPEARANCES—
For Applicant: Carl A. Sulfaro.

ACTION OF BOARD—Laid over to October 31, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

406-76-BZ

APPLICANT—Leonard F. Rothkrug for 18-20 East 50th Street Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 24, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 72-01(b) and 72-21 of the Zoning Resolution, permitting in a C5-3 (F) district, in an eleven story building previously before the Board, the change in use of the basement, first floor, second floor and mezzanine from art and auction galleries into a health establishment.

PREMISES AFFECTED—18-20 East 50th Street, south side, 70 feet west of Madison Avenue, Block 1285, Lot 59, Borough of Manhattan. Community Board #5M.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to October 31, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amendment to a new building application that creates non-compliance in a lot area per room.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Joel Schwartz, John C. Klotz and Richard H. Goldman.
For Opposition: None.
For Administration: John Kaufman, CPC.

ACTION OF BOARD—Laid over to November 21, 1978, at 10 A.M., for hearing.

223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street and Second Avenue, Block 1546, Lot 1, and 50, Borough of Manhattan.

APPEARANCES—
For Applicant: Joel Schwartz.

ACTION OF BOARD—Laid over to November 21, 1978, at 10 A.M., for hearing.

492-78-A

APPLICANT—Irving E. Minkin, P.E., Acting Commissioner of Department of Buildings.

OWNER OF PREMISES—H. J. Kalikow and Company, Incorporated.

SUBJECT—Application June 28, 1978—for Revocation of Certificate of Occupancy #78511.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1610 Second Avenue, northeast corner, Block 1546, Lots 1-5, 62, Borough of Manhattan.

APPEARANCES—
For Applicant: None.
For Owner: Joel Schwartz.

ACTION OF BOARD—Laid over to November 21, 1978, at 10 A.M., for hearing.

205-78-BZ

APPLICANT—John Annunziata for Olga Uranga, President.

MINUTES

SUBJECT—Application March 28, 1978—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R8 district, in an existing three story and basement mixed building the extension of the restaurant located on the basement level to include the first floor.

PREMISES AFFECTED—129 East 15th Street, north side, 114.11 feet east of Irving Place, Block 871, Lot 28, Borough of Manhattan. Community Board #6M.

APPEARANCES—
For Applicant: Dominick Di Marzio and Olga Uranga.
For Opposition: None.

ACTION OF BOARD—Laid over to October 31, 1978, at 10 A.M., for continued hearing; additional information.

217-78-BZ

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—decision of the Borough Superintendent, under Section 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R10 district, the erection of an additional story on an existing multiple dwelling that increases the degree of non-compliance on the minimum distance between windows and lot lines.

PREMISES AFFECTED—1556 York Avenue, east side, 21.5 feet north of East 82nd Street, Block 1579, Lot 2, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 31, 1978, at 10 A.M., for decision; hearing closed.

218-78-A

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- the Multiple Dwelling Law. (Mezzanine floor, height of roof beams above curb level, rear yard).

PREMISES AFFECTED—1556 York Avenue, east side, 21.5 feet north of East 82nd Street, Block 1579, Lot 2, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 31, 1978, at 10 A.M., for decision; hearing closed.

219-78-BZ

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R10 district, the erection of an additional story on an existing multiple dwelling that increases the degree of non-compliance on the minimum distance between windows and lot lines.

PREMISES AFFECTED—1558 York Avenue, east side, 41.5 feet north of East 82nd Street, Block 1579, Lot 102, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 31, 1978, at 10 A.M., for decision; hearing closed.

220-78-A

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- the Multiple Dwelling Law. (Mezzanine floor, height of roof beams above curb level and rear yard).

PREMISES AFFECTED—1558 York Avenue, east side, 41.5 feet north of East 82nd Street, Block 1579, Lot 102, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 31, 1978, at 10 A.M., for decision; hearing closed.

221-78-BZ

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application April 4, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R10 district, the erection of an additional story on an existing multiple dwelling that increases the degree of non-compliance on the minimum distance between windows and lot lines.

PREMISES AFFECTED—1560 York Avenue, east side, 61.5 feet north of East 82nd Street, Block 1579, Lot 3, Borough of Manhattan. Community Board #8M.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 31, 1978, at 10 A.M., for decision; hearing closed.

222-78-A

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owners.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- area of mezzanine floor in non fireproofed structure, height of roof beams above curb level and rear yard for enlarged portion of building.

PREMISES AFFECTED—1560 York Avenue, east side, 61.5 feet north of East 82nd Street, Block 1579, Lot 3, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

ACTION OF BOARD—Laid over to October 31, 1978, at 10 A.M., for decision; hearing closed.

235-78-BZ

APPLICANT—Jerome L. Grushkin for Nicholas Madonia, Jr., owner.

SUBJECT—Application April 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width, the erection of a one family dwelling.

PREMISES AFFECTED—1570 Arden Avenue, northwest corner of Shirley Avenue, Block 5402, Lot 23, Eltingville, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—
For Applicant: Jerome L. Grushkin.
For Opposition: None.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 31, 1978, at 10 A.M., for decision; hearing closed.

285-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner, Steven Liebman, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—343-345 West 30th Street, north side, 236 feet east of Ninth Avenue, Block 754, Lots 16 and 17, Borough of Manhattan. Community Board #4M.

APPEARANCES—
For Applicant: Morrell J. Berkowitz.
For Opposition: None.

ACTION OF BOARD—Laid over to November 14, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

286-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner, Steven Liebman, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—337-339 West 30th Street, north side, 321 feet east of Ninth Avenue, Block 754, Lots 19 and 20, Borough of Manhattan. Community Board #4M.

ACTION OF BOARD—Laid over to November 14, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

332-78-BZ

APPLICANT—Leonard F. Rothkrug for French and Polyclinic Medical School and Health Center, Incorporated, owner. (In Bankruptcy)

SUBJECT—Application May 5, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of a two building hospital complex into apartment that create non-compliance in lot area per room rear yard encroachment distance between building and between window and lot lines, and outer court regulation.

PREMISES AFFECTED—326-338 West 30th Street, south side, 312 feet west of Ninth Avenue, 325-329 West 29th Street, Block 753, Lot 56, Borough of Manhattan. Community Board #4M.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: None.

ACTION OF BOARD—Laid over to November 8, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

348-78-BZ

APPLICANT—Diffendale and Kubec for John Vincent Scalia, owner.

SUBJECT—Application May 11, 1978—decision of the Borough Superintendent, under Section 73-27 of the Zoning Resolution, to permit in a C1-1 district, the erection of a two story and cellar enlargement to an existing funeral establishment and dwelling with accessory parking previously before the Board.

PREMISES AFFECTED—28 Eltingville Boulevard, west side, 226.5 feet south of Wilson Avenue, Block 5505, Lot 42, Eltingville, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—
For Applicant: Wallace Kubec and John Vincent Scalia.
For Opposition: None.

ACTION OF BOARD—Laid over to November 14, 1978, at 10 A.M., for continued hearing; additional information.

353-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, et al. for Madison Company, owner. Marvin B. Tepper, lessee.

SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, the erection of an eight story and penthouse multiple dwelling and community facility structure that exceeds the permitted floor area ratio and has less than the required open space and lot area per room.

PREMISES AFFECTED—243-245 East 50th Street, north side, 141 feet west of Second Avenue, Block 1324, Lot 19, Borough of Manhattan. Community Board #6M.

APPEARANCES—
For Applicant: Samuel H. Lindenbaum, Frances R. Angelino, Robert Gladstone, David Kenneth Spector and John Allen.
For Opposition: Glenn Magee and Rowann Villency.

ACTION OF BOARD—Laid over to October 31, 1978, at 10 A.M., for continued hearing; additional information.

8-78-BZ

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application January 5, 1978—decision of the Borough Superintendent, under Section 11-412 of the Zon-

ing Resolution, to permit in a C8-3 and R7-2 district, the enlargement in lot area and the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—2418/36 Amsterdam Avenue, west side, Blockfront with West 181st Street, Block 2152, Lot 83, Borough of Manhattan. Community Board #12M.

APPEARANCES—
For Applicant: Carl A. Sulfaro.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 12, 1978, after due notice by publication in the Bulletin; laid over to October 17, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated January 3, 1978, acting on Alt. Applic. #1188/1977, reads:

"1. Proposed legalization of a rearrangement of lot area and reconstruction of a gasoline service station located on lot 83 in a C8-3 within R7-2 district with accessory uses including the use of a portion of the premises for the parking and storage of motor vehicles awaiting service located in the residential district is contrary to Section 22-00 and Section 52-22 of the Zoning Resolution.

2. The proposed legalization of a rearrangement in lot area and reconstruction of a gasoline service station with accessory uses including new curb cuts, new arrangement in gasoline pumps and islands is contrary to the resolution adopted by the Board of Standards and Appeals under Calendar #556-26-BZ Vol. III."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, consisting of Commissioner Harry M. Carroll, P.E. and Commissioner John J. Walsh, P.E.; and

WHEREAS, the Board finds that this is an appropriate case in which to permit under Section 11-412 of the Zoning Resolution, the extension of the present use, the enlargement of the present building.

Resolved, that the Board of Standards and Appeals does hereby *permit* under Section 11-412 of the Zoning Resolution, in a C8-3 and R7-2 district, the enlargement in lot area and the reconstruction of an automotive service station with accessory uses previously before the Board *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received January 5, 1978", 4 sheets; and *on further condition* that this Special Permit shall be limited to a term of 10 years; that this Special Permit shall apply to Lots 77 and 83 and will lapse with any subdivision or without approval of this Board; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

224-78-BZ

APPLICANT—Frank A. Vaccaro for Mrs. Marie Kauhaus, owner.

SUBJECT—Application April 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—16 Sparkill Avenue, south side, 84.26 feet west of Richmond Road, Block 848, Lot 214, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—
For Applicant: Carol Munafo.
For Opposition: Charles Ackerman.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 4, 1978, after due notice by publication in the Bulletin; laid over to October 17, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1978, acting on N.B. Applic. #243/1978, reads:

"1. Lot area of 4,000 sq. feet and lot width of 40 feet in an R1-2 zone are both contrary to Section 23-32 Zoning Resolution.

2. Sideyards totaling 14 feet are contrary to Section 23-461 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width, the erection of a one-family dwelling that encroaches on the required side yards *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 6, 1978", 4 sheets, and "October 12, 1978", one sheet; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned: 12:00 Noon.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 17, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

MINUTES

224-31-SA

APPLICANT—Edwards Company, Incorporated, a Unit of General Signal Corporation, owner.

SUBJECT—Change in model numbers.

APPEARANCES—
For Applicant: Arthur Grodsky.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

224-31-SA: Amendment to resolution so as to show a change in model numbers.

Edwards Company, Incorporated, a Unit of General Signal Corporation, Norwalk, Connecticut, requests that the resolution adopted February 2, 1932 and as amended through March 11, 1975 under Calendar Number 224-31-SA be reopened and amended so as to show a change of model numbers.

PROPOSED USE: Fire alarm signaling devices.

DESCRIPTION: The applicant requests a change in model numbers only, as follows:

FROM	TO
8326 Bell All Sizes 24V or 120V 60 Hz Vibrating	438 Bell all sizes 24V or 120V 60Hz Vibrating with or without prefix "V" and suffix "D"
8327 Bell All Sizes 20/24 VDC Vibrating	439 Bell all sizes 20/24 VDC vibrating with or without prefix "V" and suffix "D"

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 3, 1932 and as amended through March 11, 1975 under Calendar Number 224-31-SA be reopened and amended so as to show a change in model numbers as shown above on condition that the requirements of the original resolution under this Calendar Number be complied with.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

544-46-SA

APPLICANT—Despatch Industries, Incorporated, owner.

SUBJECT—Change of corporate name.

APPEARANCES—
For Applicant: Howard A. Smith.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

544-46-SA: Amendment to resolution so as to show a change of corporate name.

Despatch Industries, Incorporated, Minneapolis, Minnesota, requests that the resolution adopted July 15, 1947 under Calendar Number 544-46-SA be reopened and amended so as to show a change of corporate name.

PROPOSED USE: Gas-fired Industrial Ovens.

DESCRIPTION: The applicant requests that the corporate name be changed from Despatch Oven Company to Despatch Industries, Incorporated.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 15, 1947 under Calendar Number 544-46-SA be reopened and amended so as to show a change of corporate name as shown above on condition that the requirements of the original resolution under this Calendar Number be complied with.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

206-48-SM

APPLICANT—Formica Corporation, Subsidiary of Cyanamid, owner.

SUBJECT—to discontinue a product and continue approval of the remaining two.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

206-48-SM: Amendment to resolution so as to discontinue a product and continue approval of the remaining two products.

MINUTES

Formica Corporation, Subsidiary of Cyanamid, Cincinnati, Ohio, requests that the resolution adopted December 20, 1949 and as amended through May 6, 1975 under Calendar Number 206-48-SM be reopened and amended so as to discontinue a product and continue approval of the remaining two products.

PROPOSED USE: Prefabricated panel for installation over tile or other finishes in bathrooms.

DESCRIPTION: The applicant requests that the product known as a prefabricated panel composed of 1/16″ Formica® bonded to a paper covered core of foamed polystrene plastic be discontinued and to continue the approval of the 1/16″ Formica® brand decorative laminate and 1/20″ Formica® brand decorative laminate.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 20, 1949 and as amended through May 6, 1975 under Calendar Number 206-48-SM be reopened and amended so as to discontinue a product and continue approval of the remaining two products as shown above on condition that all uses and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) Alan D. Gershuny,
Executive Director,
For the Committee on Test,

Stuart Lowenthal,
Asst. Engr.,

Thomas W. Farricker, Jr.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

597-70-SA

APPLICANT—Westinghouse Elevator Company, a Division of Westinghouse Electric Corporation, owner.

SUBJECT—To include revised elevator hoistway door interlock.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
Whereas, the report of a Committee on Test reads:
597-70-SA—Amendment to resolution to include revised elevator hoistway door interlock bracket.

Westinghouse Elevator Company, a Division of Westinghouse Electric Corporation, Milburn, New Jersey, requested that the resolution adopted February 9, 1971 under Calendar Number 597-70-SA be reopened and amended to include a revised elevator hoistway door interlock bracket.

PROPOSED USE: Elevator hoistway door interlock.

DESCRIPTION: The previously approved elevator hoistway door interlock is the Model E5. The revision is to be Model E5A plated steel interlock mounting bracket. The bracket has been made heavier to decrease the possibility of failure. The exact dimensions are shown in Illustration 6, Section 1, Volume 2, Underwriters' Laboratories File SA35 (on file).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 9, 1971 under Calendar Number 597-70-SA be reopened and amended to include the revised Model E5 elevator hoistway door interlock bracket, with a heavier Model E5A interlock mounting bracket, on condition that all uses, locations, and installations of the interlock shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number 597-70-SA, and that any applicable future Building Code revisions shall be retroactive to this approval.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) Alan D. Gershuny,
Executive Director,
For the Committee on Test,

Stuart Lowenthal,
Asst. Engr.,

Thomas W. Farricker, Jr.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

254-72-SM

APPLICANT—H. H. Robertson Company, owner.

SUBJECT—To include additional components of fire rated floor-ceiling assemblies.

APPEARANCES—
For Applicant: Philip A. Couture.

ACTION OF BOARD—Application Reopened and Resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
Whereas, the report of a Committee on Test reads:
254-72-SM: Amendment to resolution to include additional components of fire rated floor-ceiling assemblies.

H. H. Robertson Company, Stamford, Connecticut, requested that the resolution adopted June 13, 1972 and amended through March 23, 1976 under Calendar Number 254-72-SM be reopened and amended to include additional components of fire rated floor-ceiling assemblies.

PROPOSED USE: Fire rated floor-ceiling assemblies. (restrained conditions)

DESCRIPTION: The floor-ceiling assemblies, designated as U. L. Design Nos. D703, D712, D722, D739, D858, and D859, have as components steel decking and sprayed fiber

or cementitious fireproofing under the steel decking. An additional component of the assemblies is the pre-set steel insert, designated as Tapmate II F, used for electrical outlets and other electrical equipment. The thicknesses of the fireproofing beneath the portions of the steel decks with the inserts are as follows:

Design No.	Restrained Assembly Ratings, hours	Minimum Fireproofing Thickness, inches	Type of Sprayed Fireproofing
D703	2	1/2	MK-5 cementitious
D703	3	1 3/16	MK-5 cementitious
D712	2	1/2	MK-5 cementitious
D722	2	1/2	MK-5 cementitious
D739	2	1/2	MK-5 cementitious
D858	1	3/8	Cafco fiber
D858	1 1/2	7/16	Cafco fiber
D858	2	1/2	Cafco fiber
D858	3	13/16	Cafco fiber
D859	1	7/16	Cafco fiber
D859	1 1/2	9/16	Cafco fiber
D859	2	3/4	Cafco fiber
D859	3	1 1/16	Cafco fiber

The other addition is the option of increasing the thickness of lightweight concrete of those two hour fire rated floor-ceiling assemblies which were previously approved for 2½" of lightweight concrete. The increased thickness of the concrete is 3¼".

INSPECTION AND TEST: The additions and changes to the components of the fire rated floor-ceiling assemblies, as described above, have been tested and approved by Underwriters' Laboratories (Files R7442, R2689, R4339).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted June 13, 1972 and amended through March 23, 1976 under Calendar Number 254-72-SM be reopened and amended to include additions and changes to components of fire rated floor-ceiling assemblies, as described above, on condition that all uses, locations, and installations of the assemblies shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) Alan D. Gershuny,
Executive Director,
For the Committee on Test,
Stuart Lowenthal,
Asst. Engr.,
Thomas W. Farricker, Jr.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

649-72-SM

APPLICANT—Jacuzzi Whirlpool Bath, Incorporated, owner.

SUBJECT—Additional models of whirlpool baths.

APPEARANCES—
For Applicant: Phillip J. Weeks.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

Whereas, the report of a Committee on Test reads:
649-72-SM: Amendment to resolution to include additional models of whirlpool baths.

Jacuzzi Whirlpool Bath, Incorporated, Walnut Creek, California, requested that the resolution adopted June 19, 1973 and amended January 14, 1975 under Calendar Number 649-72-SM be reopened and amended to include additional models of whirlpool baths.

PROPOSED USE: Whirlpool baths.

DESCRIPTION: The additional models are as follows: JRI-57 (Executive Spa), JWB-82 (Callisto), JWB-87 (Athena), JWB-90 (Prima VI), JWB-92 (Omni V), and JWB-97 (Cara V). The additional models differ from the previously approved models only in dimensions and horsepower of the pumps.

Models JWB-82 and JWB-92 are bath/shower combinations, with 6½ foot high internal surrounding panels made of the same material as the tubs, gel coated fiberglass reinforced plastic.

The dimensions and pump horsepowers are as follow:

Model	Length (in.)	Width (in.)	Depth (in.)	Pump Horsepower
JRI-57	53	30	34	1/2
JWB-82	48	36	21	1/2
JWB-87	72	56	23	1 1/2
JWB-90	72	36	18	1/2
JWB-92	60	34	21	1/2
JWB-97	60	34	20	1/2

INSPECTION AND TEST: The baths have been tested and approved by Underwriters' Laboratories (File E21903) and the International Association of Plumbing and Mechanical Officials (File No. SP-1019).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted June 19, 1975 under Calendar Number 649-72-SM be reopened and amended to include additional models of whirlpool baths, JRI-57 (Executive Spa), JWB-82 (Callisto), JWB-87 (Athena), JWB-90 (Prima VI), JWB-92 (Omni V), and JWB-97 (Cara V), on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) Alan D. Gershuny,
Executive Director,
For the Committee on Test,
Stuart Lowenthal,
Asst. Engr.,
Thomas W. Farricker, Jr.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

MINUTES

142-74-SM

APPLICANT—Zonolite Construction Products Division, W. R. Grace and Company, owner.

SUBJECT—To include revised fire rated floor-ceiling assemblies.

APPEARANCES—
For Applicant: John C. Ottinger.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
142-74-SM: Amendment to resolution to include revised fire rated floor-ceiling assemblies.

Zonolite Construction Products Division, W. R. Grace and Company, New York, requested that the resolution adopted November 6, 1974 and amended through May 11, 1976 under Calendar Number 142-74-SM be reopened and amended to include revised fire rated floor-ceiling assemblies (restrained conditions).

PROPOSED USE: Two hour fire rated floor-ceiling assemblies.

DESCRIPTION: The assemblies are those described by Underwriters' Laboratories Design Nos. D703, D712, D722, and D739. The revisions involve thicknesses of cementitious sprayed fireproofing; thicknesses, types, and compressive strengths of concrete, depths, gauges, and types of steel floor decks; and changes and additions of steel fabricated electrical inserts.

The steel decks and electrical inserts are manufactured by two manufacturers, H. H. Robertson and Inryco. The description of the assemblies, with the appropriate components manufactured by each of the two respective manufacturers are as follows:

H. H. ROBERTSON

UL Design No. D703, W8x28 minimum size composite beam, 2½″ or 3¼″ lightweight concrete, 2½″ normal weight concrete, both 3,500 psi, composite or non-composite blends of 1½″, 2″ or 3″ steel floor units of 22 Gauge fluted, 20/20 Gauge cellular; choice of header duct 1½″ deep by 6⅓″ wide, trench header or "bottomless" trench header. Floor penetrations in the form of pre-set inserts are allowed. MK-5 cementitious mixture required except when form units are all fluted, MK-4 is approved. MK-5 cementitious mixture required on beam is 1″, but a substitute beam rating, such as taken from UL Designs Nos. N706 or N708, approved in Calendar No. 60-60-SM, may be used but is limited to "a floor or roof construction which has a comparable or greater capacity for heat dissipation from the beam than the floor or roof with which it was tested" as stated in the Standard. The thickness of MK-5 for floor units are as follows:

General Floor Area—Crest—⅝″ Valley and Flat Plate ⅜″

Trench Header—1⅛″ below flat plate, flutes filled plus 6″ beyond

"Bottomless" Trench—Crest 2″, Valley and Flat Plate—1¾″ plus 4″ beyond, sprayed over Steel Studs with Discs; studs consisting of No. 12 SWG galv steel wire 1⅜″ long with one end welded to a 1³⁄₁₆″ diam No. 28 MSG galv disc. The total number of studs shall average at least one per 236 sq. in. of cellular floor units beneath the trench.

Cellular Units With Pre-Set Inserts

Tapmate II	Lightweight Concrete	1¹⁄₁₆″ AKX
	Lightweight Concrete	1⁵⁄₁₆″ WKX
	Normal Weight Concrete	⅞″ AKX/WKX
Tapmate II-F	Normal Weight Concrete	½″ AKX/WKX

UL Design No. D712, W8x24 minimum size non-composite beam, 2½″ or 3¼″ lightweight concrete (3,000 psi) or 2½″ normal weight concrete (2,500 psi), composite or non-composite blends of 1½″, 2″ or 3″ steel floor units of 22 Gauge fluted, 20/18 Gauge cellular; choice of trench header or "bottomless" trench header. Floor penetrations in the form of preset inserts are allowed. MK-5 cementitious mixture required; thickness on beam is 1″, but a substitute beam rating such as taken from UL Design Nos. N706 or N708, approved in Calendar No. 60-60-SM, may be used but is limited to "a floor or roof construction which has a comparable or greater capacity for heat dissipation from the beam than the floor or roof with which it was tested" as stated in the Standard. The thicknesses of MK-5 for floor units is as follows:

General Floor Area—Crest—⅝″, Valley and Flat Plate—⅜″

Trench Header—1″ below flat plate, flutes filled plus 4″ beyond

"Bottomless" Trench—Crest—2″, Valley and Flat Plate—1¾″ plus 4″ beyond, sprayed over Steel Studs with Discs; studs consisting of No. 12 SWG galv steel wire 1⅜″ long with one end welded to a 1³⁄₁₆″ diam No. 28 MSG galv disc. The total number of studs shall average at least one per 236 sq. in. of cellular floor units beneath the trench.

Cellular Units With Pre-Set Inserts

Tapmate II	Lightweight concrete	1¹⁄₁₆″ AKX
	Lightweight concrete	1⁵⁄₁₆″ WKX
	Normal Weight Concrete	⅞″ AKX/WKX
Tapmate II-F	Normal Weight Concrete	½″ AKX/WKX

UL Design No. D722, W6x12 minimum size composite or non-composite beam (optional), 2½″ or 3¼″ lightweight concrete (3,000 psi) or 2½″ normal weight (3,500 psi), composite or non-composite blends of 1½″, 1⅝″, 2″ and 3″ steel floor units of 22 gauge fluted, 20/18 gauge cellular; choice of trench header or "bottomless" trench header. Floor penetrations in the form of pre-set inserts are allowed. MK-5 cementitious mixture is required; thickness on beam is ¾″, but a substitute beam rating such as taken from UL Design Nos. N706 or N708, may be used but is limited to "a floor or roof construction which has a comparable or greater capacity for heat dissipation from the beam than the floor or roof with which it was tested" as stated in the Standard. The thicknesses of MK-5 for floor units are as follows:

General Floor Area—Crest and Valley—½″, Flat Plate ⅜″

Trench Header—⅞″ below flat plate, flutes filled, plus 5″ beyond

"Bottomless" Trench—Crest—2″, Valley and Flat Plate—1¾″ plus 4″ beyond, sprayed over Steel Studs with Discs; studs consisting of No. 12 SWG galv steel wire 1⅜″ long with one end welded to a 1³⁄₁₆″ diam No. 28 MSG galv disc. The total number of studs shall average at least one per 236 sq. in. of cellular floor units beneath the trench.

Cellular Units With Pre-Set Inserts		
Tapmate II	Lightweight Concrete	1 1/16" AKX
	Lightweight Concrete	15/16" WKX
	Normal Weight Concrete	7/8" AKX/WKX
Tapmate II-F	Normal Weight Concrete	1/2" AKX/WKX

UL Design No. D739, W8x28 minimum size composite beam, 2½" or 3¼" lightweight or 2½" normal weight concrete, both 3,000 psi, composite blends of 1½", 2" or 3" steel floor units of 22 gauge fluted and 20/20 gauge cellular; "bottomless" trench header is used in the assembly. Floor penetrations in the form of pre-set inserts are allowed. MK-5 cementitious mixture is required; thickness on beam is ½". The thickness of MK-5 for floor units are as follows:

General Floor Area—3/8" for Crest, Valley and Flat Plate except for 1½" fluted, then crest is 5/8"

"Bottomless" Trench—Crest—2", Valley and Flat Plate—1¾" plus 4" beyond sprayed over Steel Studs with Discs; studs consisting of No. 12 SWG galv steel wire 1⅜" long with one end welded to a 1 3/16" diam No. 28 MSG galv disc. The total number of studs shall average at least one per 236 sq. in. of cellular floor units beneath the trench.

Cellular Units With Pre-Set Inserts		
Tapmate II	Lightweight Concrete	1 1/16" AKX
	Lightweight Concrete	15/16" WKX
	Normal Weight Concrete	7/8" AKX/WKX
Tapmate II-F	Lightweight Concrete	3/4" WKX
	Normal Weight Concrete	1/2" AKX/WKX

INRYCO

UL Design No. D703, W8x28 minimum size composite beam, lightweight or normal weight concrete, both 3,500 psi, composite or non-composite 1½", 2" and 3" steel floor units of 22 Gauge fluted, 20/20 Gauge cellular; choice of header duct 1½" deep by 6⅓" wide, trench header or "bottomless" trench header. Floor penetrations in the form of pre-set electrical units allowed. MK-5 Cementitious Mixture required except when form units are all fluted, MK-4 is approved. MK-5 Cementitious Mixture required on beam is 1", but a substitute beam rating, such as taken from UL Design Nos. N706 or N708, approved in Calendar No. 60-60-SM, may be used but is limited to "a floor or roof construction which has a comparable or greater capacity for heat dissipation from the beam than the floor or roof with which it was tested", as stated in the Standard. The thicknesses of MK-5 for floor units are as follows:

General Floor Area: Crest—5/8", Valley & Flat Plate—3/8"

Trench Header: 1" below flat plate, flutes filled plus 6" beyond

"Bottomless" Trench: Crest—2", Valley & Flat Plate—1¾" plus 4" beyond, sprayed over Steel Studs with Discs; Studs consisting of No. 12 SWG galv. Steel wire 1⅜" long with one end welded to a 1 3/16" diam. No. 28 MSG galv. disc. The total number of studs shall average at least one per 236 sq. in. of cellular floor units beneath the trench.

Cellular Units with Pre-Set Electrical Inserts:

N-R-G Bloc/ Square D	Lightweight Concrete	3/4" 2" or 3" NF
	Normal Weight Concrete	9/16" 2" or 2" NF

UL Design No. D712, W8x24 minimum size non-composite beam, lightweight concrete (3,000 psi) or normal weight concrete (2,500 psi), composite or non-composite blends of 1½", 2" or 3" steel floor units of 22 Gauge fluted, 20/18 Gauge cellular; choice of trench header or "bottomless" trench header. Floor penetrations in the form of pre-set electrical inserts are allowed. MK-5 Cementitious Mixture required; thickness on beam is 1", but a substitute beam rating such as taken from UL Design No. N706 or N708, approved in Calendar No. 60-60-SM, may be used but is limited to "a floor or roof construction which has a comparable or greater capacity for heat dissipation from the beam than the floor or roof with which it was tested", as stated in the Standard. The thicknesses of MK-5 for floor units are as follows:

General Floor Area: Crest—5/8", Valley & Flat Plate—3/8"

Trench Header: 1" below flat plate, flutes filled plus 4" beyond

"Bottomless" Trench: Crest—2", Valley & Flat Plate—1¾" plus 4" beyond, sprayed over Steel Studs with Discs; Studs consisting of No. 12 SWG galv. steel wire 1⅜" long with one end welded to a 1 3/16" diam. No. 28 MSG galv. disc. The total number of studs shall average at least one per 236 sq. in. of cellular floor units beneath the trench.

Cellular Units with Pre-Set Electrical Inserts:

N-R-G Bloc/ Square D	Lightweight Concrete	1 1/16" 2" or 3" NF
	Normal Weight Concrete	1/2" 2" or 3" NF

UL Design No. D722, W6x12 minimum size composite or non-composite beam (optional) lightweight concrete (3,000 psi) or normal weight concrete (3,500 psi), composite or non-composite blends of 1½", 1⅝", 2" or 3" steel floor units of 22 Gauge fluted, 20/18 Gauge cellular; choice of trench header or "bottomless" trench header. Floor penetrations in the form of pre-set electrical inserts are allowed. MK-5 Cementitious Mixture is required; thickness on beam is ¾", but a substitute beam rating such as taken from UL Design Nos. N706 or N708, approved under Calendar No. 60-60-SM, may be used but is limited to "a floor or roof construction which has a comparable or greater capacity for heat dissipation from the beam than the floor or roof with which it was tested" as stated in the Standard. The thicknesses of MK-5 for floor units are as follows:

General Floor Area: Crest & Valley—1/2", Flat Plate—3/8"

Trench Header: 7/8" below flat plate, flutes filled, plus 5" beyond

"Bottomless" Trench: Crest—2", Valley & Flat Plate—1¾" plus 4" beyond, sprayed over Steel Studs with Discs; Studs consisting of No. 12 SWG galv. steel wire 1⅜" long with one end welded to a 1 3/16" diam. No. 28 MSG galv. disc. The total number of Studs shall average at least one per 236 sq. in. of cellular floor units beneath the trench.

Cellular Units with Pre-Set Electrical Inserts:

N-R-G Bloc/ Square D	Lightweight Concrete	1 1/16" 2" or 3" NF
	Normal Weight Concrete	9/16" 2" or 3" NF

UL Design No. D739, W8x28 minimum size composite beam, lightweight or normal weight concrete, both 3,000 psi, composite blends of 1½", 2" or 3" steel floor units of 22 Gauge fluted and 20/20 Gauge cellular; "Bottomless" trench header is used in the assembly. Floor penetrations in the form of Pre-set Electrical Inserts are allowed. MK-5 Cementitious Mixture is required; thickness on beam is ½". The thicknesses of MK-5 for floor units are as follows:

General Floor Area: 3/8" for Crest, Valley & Flat Plate, except for 1½" fluted, then Crest is 5/8"

"Bottomless" Trench: Crest—2", Valley & Flat Plate—1¾" plus 4" beyond, sprayed over Steel Studs with Discs; Studs consisting of No. 12 SWG galv. steel wire 1⅜" long with one end welded to a 1 3/16" diam. No. 28 MSG galv. Disc. The total number of Studs shall average at least one per 236 sq. in. of cellular floor units beneath the trench.

Cellular Units with Pre-Set Electrical Inserts:

N-R-G Bloc/ Square D	Lightweight Concrete	¾" 2" or 3" NF
	Normal Weight Concrete	9/16" 2" or 3" NF

INSPECTION AND TEST: The assemblies, revised as shown above, have been tested and approved as two hour fire rated floor-ceiling assemblies by Underwriters' Laboratories (Files R2689, R4339, R7431, R7442).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted November 6, 1974 and amended through May 11, 1976 under Calendar Number 142-74-SM be reopened and amended to include the revised two hour fire rated floor-ceiling assemblies described above, U. L. Design Nos. D703, D712, D722, and D739, on condition that all locations and installations of the assemblies shall comply with the applicable requirements of the Building Code of the City of New York and the origina resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) Alan D. Gershuny,
Executive Director,
For the Committee on Test,
Stuart Lowenthal,
Asst. Engr.,
Thomas W. Farricker, Jr.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

143-74-SM

APPLICANT—Zonolite Construction Products Division, W. R. Grace and Company, owner.

SUBJECT—To include revisions to fire rated floor-ceiling assemblies.

APPEARANCES—
For Applicant: John C. Ottinger.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

Whereas, the report of a Committee on Test reads. 143-74-SM—Amendment to resolution to include revisions to fire rated floor-ceiling assemblies.

Zonolite Construction Products Division, W. R. Grace and Company, New York, requested that the resolution adopted November 6, 1974 under Calendar Number 143-74-SM be reopened and amended to include revisions to fire rated floor-ceiling assemblies.

PROPOSED USE: Three hour fire rated floor-ceiling assembly. (restrained)

DESCRIPTION: The assembly is described by Underwriters' Laboratories Design No. D703. The assembly is amended to include the use of a "bottomless" trench header and cellular steel floor units with electrical inserts (manufactured by H. H. Robertson and Inryco), protected with sprayed fireproofing, MK-5 Cementitious Mixture, to attain a three hour fire rated restrained assembly rating.

The details of the assembly are as follows:

W8x28 minimum size composite beam, lightweight or normal weight concrete, both 3500 psi, composite or non-composite 1½", 2" and 3" steel floor units of 22 Gauge fluted and 20/20 Gauge cellular; choice of header duct 1½" deep by 6⅓" wide, trench header or "bottomless" trench header. Floor penetrations in the form of pre-set electrical units are allowed. MK-5 Cementitious Mixture required except when form units are all fluted, MK-4 is approved. MK-5 Cementitious Mixture required on beam is 1", but a substitute beam rating, such as taken from UL Design Nos. N706 or N708, approved in Calendar No. 60-60-SM, may be used but is limited to "a floor or roof construction which has a comparable or greater capacity for heat dissipation from the beam than the floor or roof with which it was tested", as stated in the Standard. The thicknesses of MK-5 for the floor units are as follows:

General Floor Area: Crest—1", Valley and Flat Plate—¾"

Trench Header: 1⅛" below flat plate, flutes filled plus 6" beyond.

"Bottomless" Trench: Crest—2¾", Valley and Flat Plate— 2½" plus 4" beyond, sprayed over Steel Studs with Discs; Studs consisting of No. 12 SWG galv. steel wire 2⅛" long with one end welded to a 1 3/16" diam., No. 28 MSG galv. disc. The total number of Studs shall average at least one per 236 sq. in. of cellular floor units beneath the trench.

Cellular Units with Pre-Set Electrical Inserts:

Tapmate II	Normal Weight Concrete	1¼"—QL-AKX
H. H. Robertson	Normal Weight Concrete	1 3/16"—AL-WKX
	Lightweight Concrete	1½"—QL-AKX
	Lightweight Concrete	1⅜"—QL-WKX
N-R-G Bloc/ Square D	Normal Weight Concrete	1 1/16"—2" or 3" NF
INRYCO	Lightweight Concrete	1 1/16"—2" or 3" NF

INSPECTION AND TEST: The assembly, revised as shown above, has been tested and approved with a three hour rating by Underwriters' Laboratories (Files R4339 and R7431).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 6, 1974 under Calendar Number 143-74-SM be reopened and amended to include the revised three hour fire rated floor-ceiling assembly described above, U. L. Design No. D703, on condition that all locations and installations of the assembly shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution in* accordance with the above report.

160-74-SM

APPLICANT—Zonolite Construction Products Division, W. R. Grace and Company, owner.

SUBJECT—To include revised fire rated roof-ceiling assemblies.

APPEARANCES—
For Applicant: John C. Ottinger.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
160-74-SM—Amendment to resolution to include revised fire rated roof-ceiling assemblies.

Zonolite Construction Products Division, W. R. Grace and Company, New York, requested that the resolution adopted November 6, 1974 and amended June 21, 1977 under Calendar Number 160-74-SM be reopened and amended to include revised fire rated roof-ceiling assemblies.

PROPOSED USE: Two hour fire rated roof-ceiling assemblies (restrained conditions).

DESCRIPTION: The assemblies are described under Underwriters' Laboratories Design No. P703, a two hour fire rated restrained and unrestrained roof-ceiling assembly. The assembly consists of a W6 x 16 minimum size steel beam, U. L. listed built-up roof covering and insulation materials, 22 gauge steel roof deck (1½" deep), and MK-5 Cementitious sprayed fireproofing.

The revision is in approved combinations of thicknesses of roof insulation and sprayed fireproofing. The combinations are as follow:

Roof Insulation Thickness, Inches	MK-5 Thickness, Inches
1	2
2½	2
3½	2¼

INSPECTION AND TEST: The revised assembly, as described above, has been tested and approved with a two hour fire rating by Underwriters' Laboratories (File R4339).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 6, 1974 and amended June 21, 1977 under Calendar Number 160-74-SM be reopened and amended to include the revisions described above to the two hour fire rated roof-ceiling assemblies described above to the two hour fire rated roof-ceiling assemblies described by U. L. Design No. P703 on condition that all locations and installations of the assemblies shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

710-78-SM

APPLICANT—ITT Grinnell Corporation, owner.

SUBJECT—Pipe, couplings and fittings for standpipe and sprinkler systems.

APPEARANCES—
For Applicant: Gerald F. Hughes and Ara Nalrandian.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
710-78-SM: ITT Grinnell Corporation, Providence, Rhode Island, filed for approval of Gruvlok Products, Series 7000, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Pipe, couplings, and fittings for standpipe and sprinkler systems.

DESCRIPTION: The steel pipe is available with sizes ranging up to 6" and either Schedule 40 thickness or lightweight (LW) thicknesses as follows: 1" to 2" pipe sizes—0.109" wall thickness; 2½" to 3½" pipe sizes—0.120" wall thickness; 4" to 6" pipe sizes—0.188" wall thickness. The rated working pressures are 175 psig.

The ends of the pipe are grooved to engage the keys of the malleable iron couplings. The couplings are secured with nuts and bolts. The coupling assembly includes a rubber gasket. Couplings are available for both the lightweight and Schedule 40 pipe.

The fittings available as part of the system include reducers, flanges, tees, elbows (22½, 45 and 90 degrees), 90 degree wyes, caps, adapter nipples, reducing tees and laterals, 45 degree laterals, concentric reducers, tee-wyes, reducing tee-wyes, and the Ease-Tee Sprinkler Head Fitting.

INSPECTION AND TEST: The Gruvlok pipe couplings, and fittings have been tested and approved by Underwriters' Laboratories (File Ex3202).

RECOMMENDATIONS: The Committee on Test recommends the approval of Gruvlok Products, Series 7000, pipes, couplings, and fittings for standpipe and sprinkler lines as described above, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code. The components of the system shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 710-78-SM."

MINUTES

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

46-50-SM—Vol. II

APPLICANT—United States Gypsum Company—owner.
SUBJECT—Revocation of USG shadow lock sliding shingle attachment system for asbestos cement sliding shingle—request of applicant.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Approval revoked.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the original approval was granted to the applicant on July 7, 1950; and
WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this material is no longer being manufactured.
Resolved, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

110-50-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Revocation of USG asbestos cement siding shingles—request of applicant.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Approval revoked.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the original approval was granted to the applicant on June 6, 1950; and
WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this material is no longer being manufactured.
Resolved, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

715-50-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Revocation of USG 2¾" long length hollow rocklath and USG partition—request of applicant.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Approval revoked.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the original approval was granted to the applicant on December 4, 1951; and
WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this material is no longer being manufactured.
Resolved, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

782-64-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Revocation of Auratone incombustible acoustical tile and lay in ceiling board, 1½ hr. fire rated floor or ceiling assembly—request of applicant.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Approval revoked.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the original approval was granted to the applicant on October 6, 1964; and
WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this material is no longer being manufactured.
Resolved, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

499-71-SM

APPLICANT—Union Carbide Corporation, owner.
SUBJECT—Revocation of UCAR concrete resin 4C—request of applicant.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Approval revoked.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the original approval was granted to the applicant on November 9, 1971; and
WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this material is no longer being manufactured.

Resolved, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

932-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—560 Oakdale Street, south side, 50 feet west of Arden Street, Block 5393, Lot 10, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #1184/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated November 17, 1977 acting on N.B. Applic. #1184/77, Objection Nos. 1 A and B and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received December 6, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

933-78-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1978—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—11 Fingal Street, north side, 75 feet west of Arden Avenue, Block 5393, Lot 25, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N. B. Applic. #1183/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated November 17, 1977, acting on N. B. Applic. #1183/77, Objection No. 1A and B and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possibe to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building

fronts (refer to Corporation Counsel opinion 108,539 dated September 9, 1977); that Objection Number 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received December 6, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

934-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application December 6, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1350 Arden Avenue, northwest corner of Fingal Street, Block 5393, Lot 21, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #1182/77, reads:

"The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the applicant states that the plot is 75′ by 100′; that the proposed building will be 50′ by 28′ in area, 2 stories, 20 feet high, of Class II E construction, located in R1-2 district, presently vacant; that the proposed use and occupancy will be a one family residence; and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 17, 1977, acting on N.B. Applic. #1182/77, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received December 6, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

274-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—175 Eylandt Street, northwest corner of Barclay Avenue, Block 6417, Lot 6, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1978, on N.B. Applic. #352/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 21, 1978, acting on N.B. Applic. #352/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets and that all laws, rules and regulations shall be complied with.

275-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.

SUBJECT—Application April 11, 1978—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—185 Eylandt Street, north side, 100.20 feet west of Barclay Avenue, Block 6417, Lot 12, Annadale, Borough of Staten Island.

MINUTES

APPEARANCES—
For Applicant: David C. Winters.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated March 21, 1978, on N.B. Applic. #353/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated March 21, 1978, acting on N.B. Applic. #353/78, Objection Nos. 1 A and B and 2 be and it hereby is *modified* and that appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the drywells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 3 sheets and that all laws, rules and regulations shall be complied with.

276-78-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, Incorporated, owner.
SUBJECT—Application April 11, 1978—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water is contrary (Local Law #7).
PREMISES AFFECTED—197 Eylandt Street, north side, 220.44 feet west of Barclay Avenue, Block 6417, Lot 18, Annadale, Borough of Staten Island.
APPEARANCES—
For Applicant: David C. Winters.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman, Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated March 21, 1978, on N. B. Applic. #354/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated March 21, 1978, acting on N.B. Applic. #354/78, Objection Nos. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 3 sheets and that all laws, rules and regulations shall be complied with.

361-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for B. M. Teague, owner.
SUBJECT—Application May 16, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed

building not fronting on a legal street; proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—158 Weaver Street, south side, 94.38 feet east of Barclay Avenue, Block 6370, Lot 12, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 31, 1978, at 2 P.M., for decision; hearing closed.

364-78-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNERS OF PREMISES—Trustees Milton Guttenplan and A. C. Abranowitz, FBO Minnie Pernick—c/o Harry Abranowitz & Company.

SUBJECT—Application May 16, 1978—for Modification of Certificate of Occupancy #96507 re- Sprinkler System.

PREMISES AFFECTED—54-19 Flushing Avenue, north side, 50 feet east of 54th Street, Block 2629, Lot 49, Maspeth, Borough of Queens.

APPEARANCES—
For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to October 31, 1978, at 2 P.M., for hearing.

365-78-A

APPLICANT—Martyn and Don Weston for St. Johns Episcopal Hospital, owner.

SUBJECT—Application May 16, 1978—appeal from a decision of the Borough Superintendent re- proposed group E occupancy within a Class IIE structure.

PREMISES AFFECTED—277 Beach 19th Street, southwest corner of Plainview Avenue, Block 15637, Lot 50, Far Rockaway, Borough of Queens.

APPEARANCES—
For Applicant: Donald Weston.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 24, 1978, at 2 P.M., for decision; hearing closed.

564-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application August 3, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—186 Noel Street, south side, 54.46 feet west of Holdridge Avenue, Block 6364, Lot 43, Annadale, Borough of Staten Island.

APPEARANCES—
For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 31, 1978, at 2 P.M., for decision; hearing closed.

565-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application August 3, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—192 Noel Street, south side, 114.46 feet west of Holdridge Avenue, Block 6364, Lot 40, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 31, 1978, at 2 P.M., for decision; hearing closed.

566-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application August 3, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—196 Noel Street, south side, 174.46 feet west of Holdridge Avenue, Block 6364, Lot 37, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 31, 1978, at 2 P.M., for decision; hearing closed.

567-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application August 3, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—204 Noel Street, south side, 246.46 feet west of Holdridge Avenue, Block 6364, Lot 33, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 31, 1978, at 2 P.M., for decision; hearing closed.

568-79-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application August 3, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—212 Noel Street, south side, 333.69 feet west of Holdridge Avenue, Block 6364, Lot 29, Annadale, Borough of Staten Island.

MINUTES

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to October 31, 1978, at 2 P.M., for decision, hearing closed.

569-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.
SUBJECT—Application August 3, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—220 Noel Street, south side, 420.91 feet west of Holdridge Avenue, Block 6364, Lot 25, Annadale, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to October 31, 1978, at 2 P.M., for decision, hearing closed.

570-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.
SUBJECT—Application August 3, 1978—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—230 Noel Street, south side, 503.02 feet west of Holdridge Avenue, Block 6364, Lot 20, Annadale, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to October 31, 1978, at 2 P.M., for decision, hearing closed.

89-27-SR

Rules of Procedure of the Board of Standards and Appeals adopted February 15, 1927, amended December 2, 1930, April 14, 1931, June 13, 1933, April 30, 1935 and revised September 22, 1959, effective October 28, 1959, amended June 2, 1967, and further amended April 20, 1971, effective September 6, 1971 and amended September 28, 1976 and further revised on July 12, 1977, effective July 12, 1977 and further revised on March 14, 1978 effective April 12, 1978.

SUBJECT—Amendment to the Rules of Procedure.
ACTION OF BOARD—Laid over to November 14, 1978, at 2 P.M., for continued hearing.

Adjourned: 3:10 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTIONS

CORRECTION*

The resolution adopted July 19, 1977 and printed in Bulletin No. 30, Volume LXII under Calendar Number 238-77-BZ is hereby corrected to read as follows:

238-77-BZ

APPLICANT—Sheldon Lobel for Evyan Perfumes, Incorporated and Chemical Research and Manufacturers, Incorporated, owners.

SUBJECT—Application May 9, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 and C2-5 district, the extension and enlargement in floor area of an existing perfume manufacturing establishment that increases the degree of non-conformity and the degree of non-compliance in floor area ratio and rear yard encroachment.

PREMISES AFFECTED—351 East 34th Street, 599 First Avenue, northwest corner 332-350 East 35th Street, Block 940, Lots 31, 38 and 41, Borough of Manhattan. Community Board #6M.

APPEARANCES—
For Applicant: Sheldon Lobel.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Klein, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Fossella .. 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 5, 1977, after due notice by publication in the Bulletin; laid over to July 12, 1977; then to July 19, 1977; and

WHEREAS, the decision of the Borough Superintendent, dated April 12, 1977, and May 31, 1977, acting on Alt. Applic. #94/1977, reads:

"C4. (Repeat C-1)—The proposed lack of the rear yard and rear yard equivalent is contrary to Sect. 33-292 and 23-47 Z.R.

C5. (Repeat C-2)—Proposed change of use to storage, Use group 16 from GYM, Use Group 9 in R-8 district is contrary to Sect. 32-00 in (2-5 & 52-56 of Zoning Resolution.

C6. (Repeat C-3)—The proposed F.A.R. greater than 2 for the commercial portion of the building in a C2-5 district is contrary to Sect. 33-121 of Zoning Resolution.

C7. The extension and enlargement of manufacturing Use Group 17 in a building in an R-8 district is contrary to Sect. 22-00, 52-22 and 52-34 of the Zoning Resolution and Board of Standards and Appeals 343-49 B.Z.

C-1. Proposed change of use and enlargement to storage, Use Group 16, and manufacturing, Use Group 17, in an R-8 district from garage, Use Group 8, is contrary to Sect. 22-00, 52-22, 52-332, and 52-34 of the Zoning Resolution, and Board of Standards and Appeals Cal. #263-21-BZ.

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R8 and C2.5 district, the extension and enlargement in floor area of an existing perfume manufacturing establishment that increases the degree of non-conformity and the degree of non-compliance in floor area ratio and rear yard encroachment *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked Received "June 7, 1977", 7 sheets and "July 8, 1977", 6 sheets and *on further condition* that there shall be no manufacturing of any refined or semi refined oils within these premises; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

* The resolution has been corrected to include the additional objection C-1 which was issued by the Department of Buildings on May 31, 1977.

BOARD OF STANDARDS AND APPEALS
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